



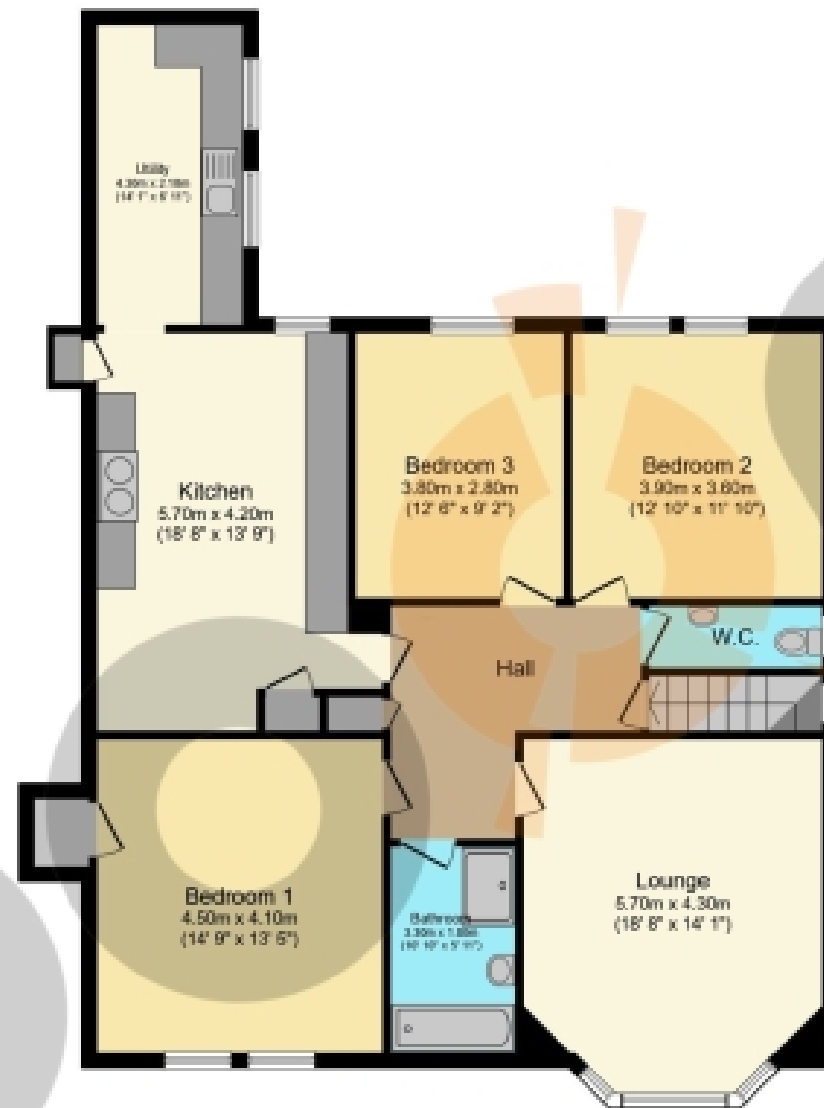
**10 Potterhill Avenue, Paisley**

**Offers Over £249,995**









## Floor Plan

Floor area 118.5 m<sup>2</sup> (1,276 sq.ft.)

**TOTAL: 118.5 m<sup>2</sup> (1,276 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection. [www.propertybase.co.uk](http://www.propertybase.co.uk) or [www.watermark.com](http://www.watermark.com). The print version does not add this mark.

## THE PROPERTY

**\*\* PRESTIGIOUS PAISLEY LOCALE \*\* GENEROUS DIMENSIONS & IMPRESSIVE HEIGHTS THROUGHOUT \*\* PRIVATE REAR GARDEN & GARAGE \*\***. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 10 Potterhill Avenue and this stunning traditional sandstone property set within the ever-popular Paisley locale. This impressive home is part of four impressive quarter villas, offering classic charm. Ideally located, it's just a five-minute drive from a variety of amenities, eateries, and public transport links, with Glasgow City Centre reachable in under 20 minutes.

From the outside, the property is well-presented with a gated entrance leading to a communal driveway, providing ample parking. A private doorway and staircase guide you to the upper villa, where you're welcomed by a spacious hallway that sets the tone for the rest of the home.

The lounge immediately impresses with its generous proportions, soaring ceiling heights, and charming bay window formations. Neutral décor and solid wooden flooring create a warm, inviting atmosphere, perfect for relaxation.

The kitchen features an array of cream wall and base-mounted units complimented by contrasting butcher block-effect worktops. Its spacious layout comfortably accommodates a dining area, while the adjoining matching utility room, adds extra convenience.

No.10 boasts three generously proportioned double bedrooms, offering flexible living options to suit various needs. Completing the home internally is a well-appointed three-piece bathroom, comprising a bathtub, walk-in shower cubicle, and wash hand basin, with a separate W.C. conveniently located across the hallway.

Outside, the rear garden is thoughtfully divided between the upper and lower villas, ensuring each resident enjoys their own private space. No.10's section includes a manicured lawn, decorative stone chips, and the added benefit of a private garage for extra storage.

The property is situated within a popular Paisley locale and is close to all local amenities, including shops, supermarkets, schools, and transport services. Excellent transport links by bus and rail, along with proximity to the M8 motorway network, provide regular access throughout the area into Glasgow and further afield.

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Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

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