



20 KILPATRICK AVENUE, PAISLEY. PA2 9DL.

THIS ONE BEDROOM FLAT IS PERFECTLY PLACED FOR EASY ACCESS INTO PAISLEY TOWN CENTRE, WITH IT'S WIDE RANGE OF AMENITIES INCLUDING SUPERMARKETS, SCHOOLING, RESTAURANTS, BARS, AND TRANSPORT LINKS. INTERNALLY, THE FLAT WILL BENEFIT FROM SOME MODERNISATION. THE BUILDING IS WELL MAINTAINED WITH SECURE DOOR ENTRY. AMPLE RESIDENTS' PARKING. THIS IS AN IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT.



- QUIET LOCALE
- UPVC DOUBLE GLAZING
- COMMUNAL SURROUNDS
- CLOSE TO ALL AMENITIES
- ONE BED UPPER FLAT
- RESIDENTS' PARKING
- SECURE DOOR ENTRY
- GOOD TRANSPORT LINKS

OFFERS OVER £70,000

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ENTRANCE HALLWAY 10' 6" x 7' 3" (3.20M x 2.21M)
GIVES ACCESS TO ALL OTHER APARTMENTS. OAK EFFECT LAMINATED FLOORING WITH WHITE WALLS. DOUBLE DOOR CLOAK ROOM CUPBOARD. SMALL CUPBOARD HOUSING WATER TANK, CONSUMER UNIT AND ELECTRIC METER.

LOUNGE 18' 6" x 13' 5" (5.65M x 4.08M)
GOOD SIZED BRIGHT LOUNGE. CORNER BAY WINDOW TO THE FRONT OF THE PROPERTY AND SIDE WINDOWS TO THE LEFT AND RIGHT HAND SIDE OF THE PROPERTY. CREAM CARPET WITH WHITE WALLS. GLASS PANELLED DOOR.

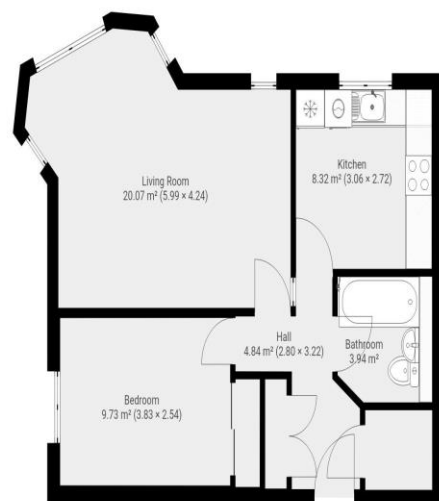
KITCHEN 9' 5" x 8' 11" (2.86M x 2.71M)
LIGHT BEIGE BASE AND WALL UNITS WITH MARBLE EFFECT WORK TOPS. FRIDGE FREEZER, WASHING MACHINE AND ELECTRIC CERAMIC HOB AND OVEN. SPLASH BACK TILES WITH CREAM WALLS. BEECH EFFECT LAMINATED FLOORING.

BEDROOM 11' 9" x 8' 4" (3.59M x 2.54M)
GOOD SIZED DOUBLE BEDROOM WITH CREAM CARPET AND WHITE WALLS. BUILT IN DOUBLE SLIDING MIRRORED DOOR WARDROBES.

BATHROOM 6' 5" x 6' 0" (1.96M x 1.84M)
THREE PIECE PEACH BATHROOM SUITE WITH ELECTRIC OVERHEAD SHOWER AND GLASS SHOWER SCREEN. LIGHT BROWN FLOOR TILES AND CREAM WALL TILES. WALL MOUNTED MIRROR.

LOFT
PARTIALLY FLOORED LOFT WITH PULL DOWN LADDER.

PARKING
RESIDENTS PRIVATE PARKING.



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