



## 31 COCHRAN STREET, PAISLEY. PA1 1JY.

THIS SELDOM AVAILABLE ONE BEDROOM FIRST FLOOR FLAT SITS ON COCHRAN STREET WITH AN OPEN OUTLOOK OVER THE BOWLING GREEN AND PARK, WITH STUNNING VIEWS OVER THE OLD ANCHOR MILLS AND GLENIFFER BRAES. THE FLAT ITSELF IS IN GOOD ORDER INTERNALLY, AND BENEFITS FROM GAS CENTRAL HEATING AND DOUBLE GLAZING. SECURITY DOOR ENTRY SYSTEM ACCESSES THE COMMUNAL CLOSE, AND COMMUNAL GROUNDS TO THE REAR PROVIDE A DRYING GREEN. AMPLE ON STREET PARKING. IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT.



- ONE BEDROOM FLAT
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- CLOSE TO LOCAL AMENITIES
- SOUGHT AFTER LOCALE
- SECURE DOOR ENTRY
- STUNNING VIEWS TO FRONT
- TENURE - ABSOLUTE OWNERSHIP

**OFFERS OVER £70,000**

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**ENTRANCE HALLWAY 9' 8" x 7' 2" (2.94M x 2.18M)**

ENTRANCE HALLWAY GIVES ACCESS TO ALL ROOMS IN THE PROPERTY. LARGE SHELVED STORAGE CUPBOARD (1.91 x 0.98) FRESH DECOR THROUGHOUT. GREY WOOD EFFECT LAMINATE FLOORING.

**LOUNGE 13' 1" x 10' 11" (3.98M x 3.34M)**

GOOD SIZED LOUNGE GIVING SPECTACULAR VIEWS OVER THE OLD ANCHOR MILLS ONTO THE GLENIFFER BRAES, ALSO THE LOCAL BOWLING GREEN AND PARK. GREY WOOD EFFECT LAMINATE FLOORING.

**KITCHEN 12' 4" x 5' 3" (3.75M x 1.60M)**

KITCHEN HAS WHITE WALL AND BASE STORAGE UNITS, WHITE TILE SPLASH BACK AND GREY MARBLE EFFECT WORK SURFACE. NECHT 5 RING GAS BURNER WITH GREY MARBLE SPLASH BACK, AND BRAND NEW ELECTRIC FAN OVEN. WASHING MACHINE. GREY TILE EFFECT LAMINATE FLOORING. 3 WAY CEILING SPOTLIGHT. WINDOW TO REAR.

**BEDROOM 12' 4" x 9' 10" (3.76M x 3.0M)**

DOUBLE BEDROOM HAS AMPLE STORAGE SPACE. FRESH DECOR. GREY WOOD EFFECT LAMINATE FLOORING. VIEWS OVER THE REAR OF THE PROPERTY.

**BATHROOM 6' 6" x 5' 6" (1.99M x 1.68M)**

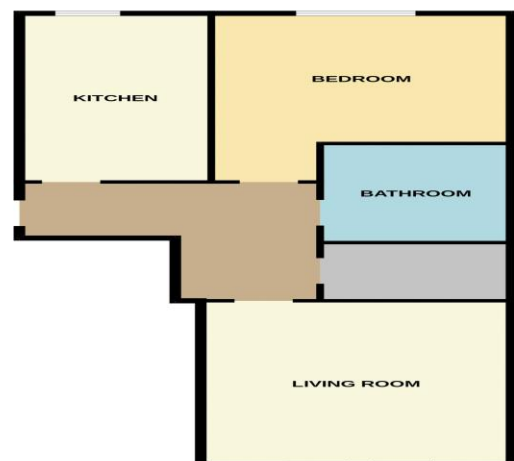
THREE PIECE SUITE WITH OVERHEAD ELECTRIC SHOWER UNIT. SHOWER CURTAIN AND RAIL. DECORATIVE WALL TILING SURROUNDING BATH AND SHOWER AREA. LIGHT GREY TILE EFFECT LAMINATE FLOORING.

**COMMUNAL REAR GARDEN**

COMMUNAL REAR GARDEN AND DRYING AREA.



FIRST FLOOR



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