



61A STORIE STREET, PAISLEY. PA1 2HT.

THIS VERY WELL PRESENTED THREE BEDROOM MAISONETTE IS SITUATED IN THE CENTRE OF PAISLEY, CLOSE TO ALL LOCAL AMENITIES INCLUDING THE UNIVERSITY OF WEST OF SCOTLAND AND IS IDEALLY SITUATED FOR ALL TRANSPORT LINKS. THE PROPERTY IS IN WALK-IN GENUINE CONDITION THROUGHOUT AND BENEFITS FROM MODERN FITTED KITCHEN AND BATHROOM. FURTHER BENEFITS INCLUDE GAS CENTRAL HEATING, RECENTLY INSTALLED BOILER, AND DOUBLE GLAZING. COMMUNAL LAUNDERETTE FACILITY. IDEAL FAMILY HOME.

- LOVELY FAMILY HOME
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- PRIVATE PARKING
- 3 BEDROOM MAISONETTE
- QUIET RESIDENTIAL AREA
- ATTRACTIVE DECOR THROUGHOUT
- CLOSE TO TOWN CENTRE

OFFERS OVER £100,000

61A STORIE STREET, PAISLEY. PA1 2HT.

OFFERS OVER £100,000

ENTRANCE HALLWAY 9' 5" x 6' 5" (2.86M x 1.96M)

OWN DOOR ACCESS TO VERY WELL PRESENTED PROPERTY WITH ATTRACTIVE FLOORING AND MODERN DECOR THROUGHOUT. ENTRANCE HALLWAY GIVES ACCESS TO LOUNGE AND KITCHEN THEN VIA STAIRCASE TO 3 BEDROOMS AND BATHROOM. HALLWAY HAS GLOSS GREY WOODSTAIN EFFECT LAMINATE FLOORING. STORAGE CUPBOARD HOUSING SERVICE METERS, WITH A FURTHER 2 GOOD SIZED STORAGE CUPBOARDS.

LOUNGE 17' 11" x 11' 11" (5.45M x 3.64M)

FRONT FACING LOUNGE HAS MATT GREY WOODSTAIN EFFECT LAMINATE FLOORING. FEATURE WALL. INSET DIMMER DOWNLIGHTS.

KITCHEN 11' 1" x 9' 5" (3.37M x 2.88M)

BEAUTIFUL, MODERN FITTED KITCHEN HAS WHITE SHAKER STYLE DOORS, GREY STAINED WOOD EFFECT WORK SURFACE, WHITE TILE SPLASHBACK WITH DETAIL BLACK TILES. NEW INTEGRATED HOB, INDESIT FAN OVER AND OVERHEAD EXTRACTOR HOOD. DECORATIVE BLUE LED PLINTH LIGHTING. SLATE GREY SQUARE FLOOR TILE PANELS. STORAGE CUPBOARD.

BEDROOM 1 12' 8" x 10' 10" (3.86M x 3.29M)

DOUBLE BEDROOM HAS BUILT-IN STORAGE CUPBOARD / WARDROBE, AND CREAM DEEP PILE CARPET. FRESH DECOR.

BEDROOM 2 12' 2" x 8' 11" (3.72M x 2.72M)

BEDROOM 2 HAS FEATURE WALL AND FRESH DECOR. CREAM DEEP PILE CARPET.

BEDROOM 3 9' 1" x 8' 7" (2.76M x 2.61M)

THIRD BEDROOM HAS DARK GREY CARPET AND FRESH DECOR. BUILT-IN STORAGE CUPBOARD.

BATHROOM 6' 5" x 5' 11" (1.95M x 1.8M)

MODERN BATHROOM WITH THREE PIECE SUITE, ELECTRIC OVERHEAD SHOWER UNIT AND ADDITIONAL HAND HELD SHOWER OVER MIXER TAP. GLASS SHOWER SCREEN. ATTRACTIVE WALL TILING TO HALF HEIGHT, CREAM WET WALL PANELS AND INSET LED DOWNLIGHTS. LARGE BLACK GLOSS FORMAT FLOOR TILES.

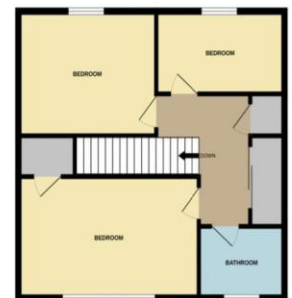
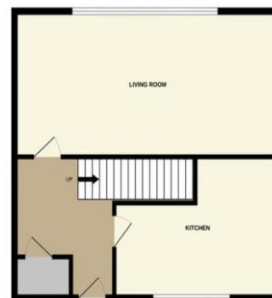
AML REGULATIONS

AS A REGULATED BUSINESS WE ARE REQUIRED TO COMPLY WITH THE "THE MONEY LAUNDERING, TERRORIST FINANCING AND TRANSFER FUNDS (INFORMATION ON THE PAYER) REGULATIONS 2017. INTENDING PURCHASERS WILL BE ASKED TO PRODUCE DOCUMENTATION TO SATISFY THESE REQUIREMENTS ON ACCEPTANCE OF A FORMAL OFFER. THESE WILL INCLUDE PROOF OF IDENTIFICATION, PROOF OF ADDRESS AND PROOF OF FUNDS TO FACILITATE PURCHASE INCLUDING DEPOSIT AND ANY LOAN FUNDS. YOUR COOPERATION IN THIS IS GREATLY APPRECIATED.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, window, doors and any other items are approximate and are not intended to be used for any purpose other than as a guide. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The contents, colours and appliances shown here are not intended as a guarantee as to their operability or efficiency and are for general information only.
Made with Metaphor 12/2014

As a regulated business we are required to comply with the "The Money Laundering, Terrorist Financing and Transfer Funds (Information on the Payer) Regulations 2017. Intending purchasers will be asked to produce documentation to satisfy these requirements on acceptance of a formal offer. These will include proof of identification, proof of address and proof of funds to facilitate the purchase including deposit and any loan funds. Your cooperation in this is greatly appreciated.

DISCLAIMER - WHILST WE ENDEAVOR TO MAKE THESE PARTICULARS AS ACCURATE AS POSSIBLE, THEY DO NOT FORM PART OF ANY CONTRACT OR OFFER, NOR ARE THEY GUARANTEED. MEASUREMENTS ARE APPROXIMATE AND IN MOST CASES ARE TAKEN WITH A DIGITAL/SONIC MEASURING DEVICE AND ARE TAKEN AT THE WIDEST POINT. WE HAVE NOT TESTED THE ELECTRICITY, GAS OR WATER SERVICES OR ANY APPLIANCES. PHOTOGRAPHS ARE REPRODUCED FOR GENERAL INFORMATION AND IT MUST NOT BE INFERRED THAT ANY ITEM IS INCLUDED FOR SALE WITH THE PROPERTY. IF THERE IS ANY PART OF THIS THAT YOU FIND MISLEADING OR SIMPLY WISH CLARIFICATION ON ANY POINT, PLEASE CONTACT OUR OFFICE IMMEDIATELY WHEN WE WILL ENDEAVOR TO ASSIST YOU IN ANY WAY POSSIBLE.



OFFERS OVER £100,000