



## 47 BRODIE PARK AVENUE, PAISLEY. PA2 6JA.

THIS TWO BEDROOM GROUND FLOOR FLAT IS SITUATED IN THE POPULAR SOUTH SIDE OF PAISLEY, CLOSE TO THE BEAUTIFUL AND PICTURESQUE BRODIE PARK. THE BUILDING HAS BEEN WELL MAINTAINED AND HAS SECURE DOOR ENTRY, WHILST THE FLAT BENEFITS FROM GAS CENTRAL HEATING AND DOUBLE GLAZING. AMPLE RESIDENTS' PARKING AVAILABLE. THE PROPERTY IS WELL PLACED FOR LOCAL AMENITIES INCLUDING SUPERMARKETS, SCHOOLS AND TRANSPORT LINKS TO PAISLEY TOWN CENTRE AND FURTHER AFIELD.

- 2 BEDROOM GROUND FLAT
- UPVC DOUBLE GLAZING
- COMMUNAL SURROUNDS
- SECURE DOOR ENTRY
- SOUGHT AFTER LOCALE
- QUIET RESIDENTIAL AREA
- RESIDENTS' PARKING
- GAS CENTRAL HEATING

**OFFERS OVER £105,000**

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### LOUNGE 16' 1" x 9' 10" (4.9M x 3.0M)

GOOD SIZED LOUNGE WITH BEECH EFFECT LAMINATED FLOORING. DOUBLE PARTITIONED WINDOW TO THE SIDE OF THE PROPERTY OVERLOOKING COMMUNAL GARDEN AREA.

### KITCHEN 9' 9" x 6' 6" (2.96M x 1.98M)

ACCESSED FROM THE LOUNGE FITTED KITCHEN HAS AMPLE WHITE WALL AND BASE UNITS, SPLASHBACK WALL TILING AND BLACK WORK SURFACES THROUGHOUT. 4 RING BURNER GAS HOB, ELECTRIC FAN OVEN AND OVERHEAD STAINLESS STEEL COOKER HOOD. WASHING MACHINE AND FRIDGE FREEZER. NEWLY INSTALLED BOILER. GREY PATTERNED VINYL FLOORING. WINDOW TO THE REAR OF THE PROPERTY.

### ENTRANCE HALLWAY 8' 8" x 6' 11" (2.65M x 2.12M)

L-SHAPED ENTRANCE HALLWAY GIVES ACCESS TO BOTH BEDROOMS, LOUNGE AND BATHROOM. STORAGE CUPBOARD HOUSING THE ELECTRIC SERVICE METER, WITH FURTHER SHELVED STORAGE CUPBOARD. BROWN CARPET THROUGHOUT.

### BEDROOM 1 12' 1" x 8' 10" (3.68M x 2.68M)

GOOD SIZED DOUBLE BEDROOM WITH BROWN CARPET AND CREAM WALLS. BUILT IN STORAGE CUPBOARD / WARDROBE WITH MIRRORED SLIDING DOORS. WINDOW TO SIDE OF PROPERTY.

### BEDROOM 2 8' 9" x 8' 7" (2.66M x 2.61M)

ANOTHER GOOD SIZED BEDROOM WITH BROWN CARPET AND CREAM WALLS. BUILT-IN STORAGE CUPBOARD / WARDROBE WITH MIRRORED SLIDING DOORS. VIEWS OVER THE SIDE OF PROPERTY.

### BATHROOM 6' 2" x 5' 6" (1.87M x 1.67M)

THREE PIECE BATHROOM SUITE, OVERHEAD TRITON ELECTRIC SHOWER UNIT, SHOWER CURTAIN AND RAIL. WHITE SPLASH BACK TILING WITH BLACK BORDER AROUND BATH, SINK AND TOILET AREAS. GREY PATTERNED VINYL FLOORING. LARGE GLASS MIRROR.



GROUND FLOOR



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