



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 £99,995

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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 HROUGHOUT.

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.



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 ON 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



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