



## 2/2 48 Stock Street

Paisley, PA2 6NL

**Fixed asking price £51,995**



\*\*\*\*\*ATTENTION ALL 1ST TIME BUYERS & INVESTORS\*\*\*\*\*

Patch Estate Agents presents to the market this spacious 1 bedroom 2nd floor flat located close to Paisley Town Centre and excellent amenities.

Accommodation comprises, lounge, fitted kitchen, 1 bedroom and bathroom.

Early Viewing Advised!!



In excellent condition with fresh decor throughout and situated close to Paisley Town Centre and over-looking Neilston Road, this traditional flat will appeal to 1st time buyers and Investors alike.

Accommodation comprises large welcoming reception hallway with large storage cupboard, bright and airy lounge with large built in storage cupboard. Spacious fitted kitchen providing ample storage, complimentary work surfaces and tiled splashback.

There is a well appointment double bedroom with built in double wardrobe with sliding doors. Further enhancing the property is the part tiled bathroom comprising white 3 piece white suite.

#### Glazing

This property benefits from Double Glazing.

#### Heating

This property benefits from Gas Central Heating.

#### Secure Entry

This property benefits from Secure Entry.

#### Accommodation Sizes (All sizes are approximate)

Lounge 3.52m x 3.03m

Kitchen 3.52m x 2.35m

Bedroom 2.78m x 2.93m

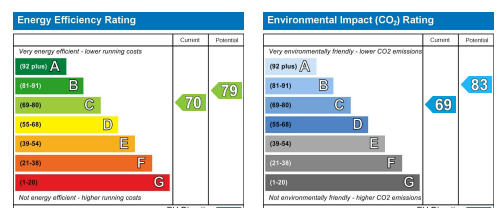
Bathroom 1.98m x 1.81m

#### Area

Located close to Paisley Town Centre and West of Scotland University the property is well situated to enjoy excellent shopping and leisure facilities. There are fantastic public transport links both bus and rail to surrounding areas. Easy access to M8 Motorway allows for a quick commute to Glasgow City Centre and beyond. Glasgow International Airport is a short drive away.

Early Viewing Advised!!

### Energy Efficiency Graph



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