



## 25 CARSEGREEN AVENUE, PAISLEY. PA2 8SB.

THIS TWO BEDROOM UPPER COTTAGE FLAT IS WITHIN AN ESTABLISHED RESIDENTIAL POCKET OF GLENBURN AND OFFERS SPACIOUS LIVING WHICH IS BRIGHT AND WELL PRESENTED. INTERNALLY THE FLAT IS IN GOOD ORDER AND BENEFITS FROM GCH AND DG. THIS FLAT OFFERS STUNNING VIEWS FROM AN ELEVATED POSITION ACROSS THE SOUTH SIDE OF PAISLEY AND THE GLENPATRICK HILLS. ON STREET PARKING AND PRIVATE REAR GARDEN AND DRYING AREA.



- TWO BEDROOM UPPER COTTAGE
- GAS CENTRAL HEATING
- ON STREET PARKING
- LOFT FOR ADDITIONAL STORAGE
- BRIGHT, WELL PRESENTED PROPERTY
- REAR GARDEN AND DRYING AREA
- DOUBLE GLAZING
- IDEAL FIRST TIME PURCHASE

**OFFERS OVER £75,000**

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**LOUNGE** 16' 5" x 14' 1" (5.0M x 4.3M)

SPACIOUS LOUNGE WITH OPEN VIEWS OVER THE FRONT OF THE PROPERTY. FEATURE FIRE PLACE WITH INSET ELECTRIC CONVECTOR FIRE. BRIGHT, FRESH DECOR.

**KITCHEN** 13' 0" x 10' 8" (3.97M x 3.26M)

FITTED KITCHEN WITH WALL AND BASE STORAGE UNITS, AMPLE WORK SURFACES AND SPLASHBACK WALL TILING. AMPLE SPACE FOR DINING TABLE AND CHAIRS. GAS COOKER, WASHING MACHINE AND UNDERCOUNTER FRIDGE. ATTRACTIVE FLOORING.

**BEDROOM 1** 15' 4" X 10' 8" (4.68M X 3.25M)

GOOD SIZED DOUBLE BEDROOM WITH OPEN VIEWS TO THE FRONT. FEATURE WALL.

**BEDROOM 2** 11'9" x 10'8" (3.57M x 3.25M)

GOOD SIZED SECOND BEDROOM WITH VIEWS OVER THE REAR OF THE PROPERTY.

**FAMILY BATHROOM** 6' 7" x 5' 7" (2.01M x 1.70M)

THREE PIECE SUITE WITH MIXER SHOWER UNIT AND RIGID SCREEN. CONCRETE EFFECT WET WALL THROUGHOUT. LED DOWNLIGHTS. TILED MARBLE EFFECT FLOORING.

## REAR GARDEN

REAR GARDEN AND DRYING AREA.



UPPER FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other fixtures are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

MONEY LAUNDERING REGULATIONS 2003

INTENDING PURCHASERS WILL BE ASKED TO PRODUCE IDENTIFICATION AND PROOF OF FINANCIAL STATUS WHEN AN OFFER IS RECEIVED. WE WOULD ASK FOR YOUR CO-OPERATION IN ORDER THAT THERE WILL BE NO DELAY IN AGREEING THE SALE.

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