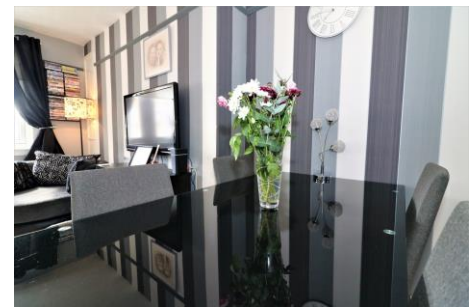




## 23 LOCHFIELD CRESCENT, PAISLEY. PA2 6QR.

CASTLEHEAD PROPERTIES ARE DELIGHTED TO BRING TO THE MARKET THIS TWO BEDROOM GROUND FLOOR COTTAGE FLAT WHICH IS SITUATED IN A QUIET CUL-DE-SAC, IN THE SOUGHT AFTER LOCALE IN LOCHFIELD, PAISLEY. THE PROPERTY IS IN GOOD ORDER INTERNALLY AND BENEFITS FROM GAS CENTRAL HEATING AND DOUBLE GLAZING. PRIVATE GARDEN TO FRONT AND REAR, WITH COMMUNAL DRYING AREA. ON STREET PARKING. CLOSE TO ALL LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS, THIS WOULD MAKE AN IDEAL FIRST TIME PURCHASE OR BUY TO LET.



- TWO BEDROOM LOWER COTTAGE
- WALK IN CONDITION
- CLOSE TO LOCAL SCHOOLS
- IDEAL FIRST TIME PURCHASE
- GAS CENTRAL HEATING
- ON STREET PARKING
- DOUBLE GLAZING
- GOOD TRANSPORT LINKS

**OFFERS OVER £80,000**

# 23 LOCHFIELD CRESCENT, PAISLEY. PA2 6QR.

## OFFERS OVER £80,000

### LOUNGE 15' 4" x 13' 1" (4.68M x 4.00M)

LARGE SPACIOUS, BRIGHT LOUNGE HAS AMPLE SPACE FOR DINING TABLE AND CHAIRS. WHITE WALLS WITH GREY FEATURE WALL. OAK EFFECT LAMINATED FLOORING. WINDOW TO THE FRONT OF THE PROPERTY.

### KITCHEN 11' 0" x 7' 9" (3.35M x 2.35M)

BEECH EFFECT FITTED KITCHEN WITH AMPLE WALL AND BASE STORAGE UNITS, SPLASHBACK WALL TILING AND WORK SURFACES. INTEGRATED FOUR BURNER GAS HOB, ELECTRIC FAN OVEN AND EXTRACTOR HOOD. WASHING MACHINE. UNDER COUNTER FRIDGE. WINDOW TO THE FRONT OF THE PROPERTY.

### ENTRANCE HALLWAY 11' 5" x 7' 0" (3.47M x 2.13M)

GIVES ACCESS TO ALL OTHER APARTMENTS. BEECH EFFECT LAMINATED FLOORING. WHITE WALLS. TWO STORAGE CUPBOARDS ONE HOUSES THE GAS BOILER AND THE OTHER IS SHELVED.

### BEDROOM 1 12' 1" x 11' 11" (3.69M x 3.62M)

GOOD SIZED DOUBLE BEDROOM. WHITE WALLS. LIGHT GREY CARPET. WINDOW TO THE REAR OF THE PROPERTY.

### BEDROOM 2 11' 11" x 9' 0" (3.64M x 2.74M)

ANOTHER GOOD SIZED DOUBLE BEDROOM. LIGHT GREY CARPET. WHITE WALLS WITH GREY FEATURE WALL. WINDOW TO THE REAR OF THE PROPERTY.

### SHOWER ROOM 5' 10" x 4' 11" (1.79M x 1.51M)

TWO PIECE WHITE BATHROOM SUITE. CORNER SHOWER CUBICLE. TILED THROUGHOUT.

### GARDEN

PRIVATE GARDEN TO FRONT AND REAR, WITH COMMUNAL DRYING AREA.



GROUND FLOOR



23 LOCHFIELD CRESCENT PAISLEY PA2 6QR

Whilst every attempt has been made to ensure the accuracy of the floorplan, we cannot be held responsible for any errors or omissions. Measurements are approximate and no responsibility is taken for any errors or omissions. This floorplan is for general information only and does not constitute an offer of any property. All other details should be verified by the buyer. Measurements are approximate.

#### 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.

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





**OFFERS OVER £80,000**