



## 11 NORTH STREET, PAISLEY. PA3 2BS.

THIS ONE BEDROOM FIRST FLOOR FLAT SITUATED IN TRADITIONAL BLONDE SANDSTONE TENEMENT, SET WITHIN TRADITIONAL CLOSE ENTRANCE, IN THE NORTH SIDE OF PAISLEY. THE PROPERTY ITSELF BENEFITS FROM GAS CENTRAL HEATING, AND DOUBLE GLAZING, AND ENJOYS ACCESS TO WELL MAINTAINED COMMUNAL REAR GARDEN GROUNDS. CLOSE TO PAISLEY TOWN CENTRE WITH EASY ACCESS TO ALL TRANSPORT LINKS AND WITHIN WALKING DISTANCE TO LOCAL FOUNTAIN GARDENS. ON STREET PARKING. IDEAL STARTER FLAT OR BUY TO LET.



- ONE BEDROOM PROPERTY
- GAS CENTAL HEATING
- NORTH SIDE OF TOWN
- BLONDE SANDSTONE TENEMENT
- IDEAL STARTER FLAT
- DOUBLE GLAZING
- FOUNTAIN GARDENS NEAR BY
- CLOSE TO ALL TRANSPORT LINKS

**OFFERS OVER £50,000**

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**ENTRANCE HALLWAY** 7' 6" x 7' 3" (2.28M x 2.21M)

ENTRANCE HALLWAY HAS FRESH DECOR AND CARPETED THROUGHOUT. 3 SHELVED STORAGE CUPBOARDS. GIVES ACCESS TO ALL ROOM WITH EXCEPTION OF THE KITCHEN WITH IS ACCESSED FROM THE LOUNGE.

**LOUNGE** 17' 5" x 13' 10" (5.30M x 4.22M)

LOUNGE HAS FRONT FACING BAY WINDOW. BEECH EFFECT LAMINATE FLOORING. FRESH DECOR. FEATURE FIRE SURROUND. SHELVED STORAGE AREA.

**KITCHEN** 7' 4" x 6' 1" (2.23M x 1.85M)

ACCESS VIA DOUBLE DOORS FROM THE LOUNGE. AMPLE WALL AND BASE STORAGE UNITS, SPLASHBACK WALL TILING AND BLACK SPECKLE GRANITE EFFECT WORK SURFACES. LAMINATE FLOORING. GAS HOB, ELECTRIC FAN OVER AND OVERHEAD EXTRACTOR HOOD. WASHING MACHINE, FRIDGE / FREEZER.

**BEDROOM** 12' 11" x 9' 11" (3.93M x 3.03M)

GOOD SIZED DOUBLE BEDROOM WITH FRONT ASPECT. STORAGE CUPBOARD.

**SHOWER ROOM** 13' 5" x 6' 5" (4.09M x 1.96M)

TWO PIECE SUITE. STAND ALONE SHOWER CUBICLE WITH ELECTRIC SHOWER UNIT AND WET WALL. PARTIAL TILING THROUGHOUT.

**COMMUNAL REAR GARDEN**

WELL MAINTAINED COMMUNAL REAR GARDEN AND DRYING AREA.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. CAUTION: ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

**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





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