



1 BRABLOCH PARK, PAISLEY. PA3 4QD.

PRICE REDUCED TO OFFERS OVER £110,000 !!! THIS MODERN STYLE, TWO BEDROOM UPPER FLOOR FLAT IS SITUATED IN THE POPULAR BRABLOCH PARK AREA OF PAISLEY, CLOSE TO ALL LOCAL AMENITIES, TRANSPORT LINKS, SCHOOLS AND WEST COLLEGE SCOTLAND. THIS SPACIOUS PROPERTY IS IN GOOD ORDER INTERNALLY AND BENEFITS FROM GAS CENTRAL HEATING, NEWLY INSTALLED BOILER AND DOUBLE GLAZING. THE BUILDING HAS BEEN WELL MAINTAINED AND HAS SECURITY ENTRY SYSTEM. RESIDENTS' PARKING. IDEAL FIRST TIME PURCHASE OR BUY TO LET.

- MODERN TWO BEDROOM FLAT
- GAS CENTRAL HEATING
- IDEAL FIRST TIME PURCHASE
- DOUBLE GLAZING
- NEEDS INTERNAL UPGRADING
- RESIDENTS' PARKING
- SECURITY ENTRY SYSTEM
- CLOSE TO ALL LOCAL AMENITIES

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LOUNGE 19' 11" x 13' 10" (6.07M x 4.22M)

SPACIOUS LOUNGE HAS FLOOR TO CEILING WINDOWS, WITH SINGLE PATIO DOOR LEADING ONTO FRENCH BALCONY. AMPLE SPACE FOR DINING TABLE AND CHAIRS.

KITCHEN 7' 5" x 7' 0" (2.27M x 2.14M)

FITTED KITCHEN HAS BEECH EFFECT WALL AND BASE STORAGE UNITS, SPLASHBACK WALL TILING AND AMPLE WORK SURFACES. INTEGRATED 4 BURNER GAS HOB, ELECTRIC FAN OVEN AND OVERHEAD EXTRACTOR HOOD. INTEGRATED FRIDGE / FREEZER. WASHING MACHINE. DARK SQUARE VINYL FLOORING.

ENTRANCE HALLWAY 21' 10" x 5' 4" (6.65M x 1.62M)

GIVES ACCESS TO ALL OTHER APARTMENTS. OAK EFFECT LAMINATED FLOORING WITH CREAM WALLS AND LINEN CUPBOARD.

BEDROOM 1 12' 4" x 10' 6" (3.77M x 3.21M)

SPACIOUS DOUBLE BEDROOM WITH LIGHT BROWN CARPET. STORAGE CUPBOARD / WARDROBE WITH SLIDING DOORS.

EN-SUITE 6' 9" x 3' 6" (2.06M x 1.06M)

TWO PIECE SUITE, STAND ALONE SHOWER CUBICLE WITH MOSAIC TILING AND ELECTRIC SHOWER UNIT.

BEDROOM 2 12' 4" x 10' 8" (3.77M x 3.24M)

BEDROOM 2 HAS FLOOR TO CEILING WINDOW. LIGHT BROWN CARPET. STORAGE CUPBOARD / WARDROBE.

BATHROOM 7' 6" x 7' 6" (2.29M x 2.28M)

THREE PIECE SUITE WITH MIXER UNIT AND RIGID GLASS SHOWER SCREEN. TILED WALLS SURROUNDING BATH AND SHOWER AREA. LIGHT CREAM VINYL FLOORING.

PRIVATE PARKING

RESIDENTS AND VISITORS PARKING.



FLAT 204, 1 BRABLOCH PARK, PAISLEY

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