



62 CRAGS ROAD, PAISLEY. PA2 6QT.

THIS LOVELY ONE BEDROOM LOWER COTTAGE FLAT IS SITUATED IN A MUCH SOUGHT AFTER RESIDENTIAL LOCALE IN PAISLEY CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS, PAISLEY CANAL TRAIN STATION IS ALSO WITHIN WALKING DISTANCE. THE PROPERTY IS IN GENUINE WALK-IN CONDITION THROUGHOUT AND BENEFITS FROM GAS CENTRAL HEATING, DOUBLE GLAZING, FITTED KITCHEN AND MODERN SHOWER ROOM. PRIVATE GARDEN TO FRONT AND REAR PLUS COMMUNAL REAR DRYING AREA. ON STREET PARKING. THIS IS AN IDEAL STARTER FLAT OR BUY TO LET PROPERTY IN A GREAT AREA.



- 1 BED LOWER COTTAGE
- FRONT AND REAR GARDEN
- DOUBLE GLAZING
- ON STREET PARKING
- SOUGHT AFTER LOCALE
- GAS CENTRAL HEATING
- FITTED KITCHEN AND SHOWER ROOM
- WALK IN CONDITION THROUGHOUT

OFFERS OVER £70,000

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ENTRANCE HALLWAY 15' 3" x 2' 11" (4.64M x 0.9M)
ENTRANCE HALLWAY GIVES ACCESS TO ALL ROOM WITHIN THE PROPERTY AND HAS OAK LAMINATE FLOORING. STORAGE CUPBOARD.

LOUNGE 15' 8" x 13' 4" (4.77M x 4.07M)
WELL PRESENTED, SPACIOUS LOUNGE WITH BAY WINDOWS TO FRONT. FRESH DECOR WITH FEATURE WALL. OAK LAMINATE FLOORING.

KITCHEN 10' 1" x 8' 6" (3.07M x 2.60M)
MODERN KITCHEN HAS AMPLE WHITE WALL AND BASE STORAGE UNITS, BLACK MOTTLE WORK SURFACE AND SPLASHBACK. 4 BURNER GAS COOKER, WASHING MACHINE, UNDERCOUNTER FRIDGE AND TABLE TOP FREEZER. COMBI BOILER. GREY STRIPE VINYL FLOORING.

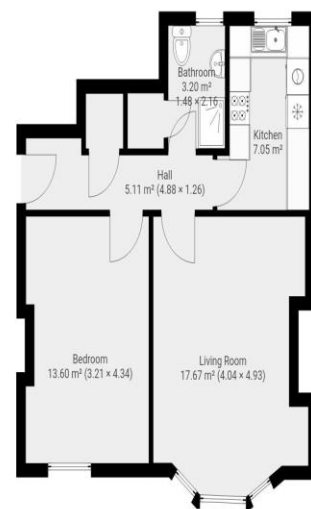
BEDROOM 15' 0" x 10' 5" (4.58M x 3.17M)
GOOD SIZE BEDROOM WITH VIEWS OVER THE FRONT. GREY CARPET AND FRESH DECOR.

SHOWER ROOM 6' 6" x 4' 11" (1.97M x 1.49M)
TWO PIECE SUITE, ENCLOSED SHOWER CUBICLE WITH OVERHEAD SHOWER UNIT. LINEN CUPBOARD. GREY WOODSTAIN EFFECT VINYL FLOORING.

GARDEN
PRIVATE FRONT AND REAR GARDEN, COMMUNAL DRYING AREA.



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