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# 62 WHITEHAUGH AVENUE, PAISLEY. PA1 3SS.

THIS TWO BEDROOM LOWER COTTAGE FLAT IS SITUATED IN WHITEHAUGH AVENUE IN A VERY SOUGHT AFTER AREA OF THE TOWN. WITHIN WALKING DISTANCE OF MANY AMENITIES AND TRANSPORT LINKS, THE PROPERTY IS IN GOOD ORDER INTERNALLY, BENEFITING FROM GAS CENTRAL HEATING AND DOUBLE GLAZING, ON STREET PARKING. FRONT AND REAR GARDEN. THIS WOULD MAKE A LOVELY HOME FOR ANY FAMILY. THE M8 MOTORWAY NETWORK IS WITHIN CLOSE PROXIMITY PROVIDING EASY ACCESS TO GLASGOW,





- 2 BEDROOM LOWER COTTAGE
- UPVC DOUBLE GLAZING
- FRONT AND REAR GARDEN
- IDEAL FAMILY HOME

- PREFERRED EAST END OF TOWN
- QUIET RESIDENTIAL AREA
- ON STREET PARKING
- GAS CENTRAL HEATING

### OFFERS OVER £120,000

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#### LOUNGE 15'7" x 13'0" (4.74m x 3.97m)

SPACIOUS BRIGHT LOUNGE WITH OAK EFFECT LAMINATED FLOORING AND WHITE WALLS. FEATURE FIRE PLACE WITH ELECTRIC FIRE. WINDOW TO THE FRONT OF THE PROPERTY.

#### KITCHEN 14'7" X 9'9" (4.44M X 2.96M)

AMPLE BEECH EFFECT WALL AND BASE UNITS WITH LIGHT SPECKLE WORK TOP. CREAM SQUARE FLOOR TILES AND LIGHT BEIGE WALL TILES. FREE STANDING GAS HOB. DOOR LEADING TO REAR GARDEN.

ENTRANCE HALL 15' 1" X 6' 5" (4.60M X 1.95M)
GIVES ACCESS TO ALL OTHER APARTMENTS. OAK
EFFECT LAMINATED FLOORING WITH WHITE WALLS.
LARGE STORAGE CUPBOARD. FRESH DECOR THROUGH
OUT.

BEDROOM 1 14'1"X 11'6" (4.30M X 3.51M)
GOOD SIZED DOUBLE BEDROOM. OAK EFFECT LAMINATED FLOORING WITH WHITE WALLS. WINDOW TO THE FRONT OF THE PROPERTY.

BEDROOM 2 12'10" X 9'9" (3.92M X 2.96M)

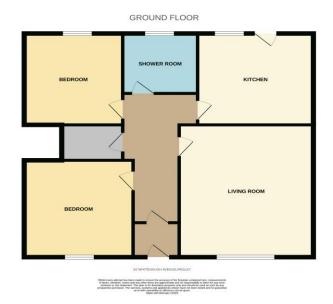
ANOTHER GOOD SIZED BEDROOM. OAK EFFECT LAMINATED FLOORING WITH WHITE WALLS. WINDOW TO THE REAR OF THE PROPERTY.

SHOWER ROOM 6'3" X 6'0" (1.91M X 1.84M)

MODERN TWO PIECE WHITE BATHROOM SUITE WITH
BUILT IN VANITY UNIT. STANDALONE GLASS SHOWER
CUBICLE WITH MIXER SHOWER. GREY TILED EFFECT
VINYL FLOORING AND WHITE WALL TILES WITH BLACK
AND WHITE BORDER.







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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