



5 ROWAN WYND, PAISLEY. PA2 6FG.

“THE HOME REPORT VALUATION ON THIS PROPERTY IS 90,000.00. DETAILS OF THE HOME REPORT CAN BE ACCESSED AT:-

[HTTP://WWW.PACKDETAILS.COM/NOTIFY.HTM?SR=HP50/HR/042619C=PA2_6FG](http://www.packdetails.com/notify.htm?sr=hp50/hr/042619c=pa2_6fg) ENERGY PERFORMANCE CERTIFICATE BAND B



- SOUTH SIDE LOCALE
- IDEAL FIRST TIME PURCHASE
- RESIDENTS' PARKING
- CLOSE TO ALL LOCAL AMENITIES
- 2 BEDROOM UPPER FLAT
- DOUBLE GLAZING
- LANDSCAPE SURROUNDS
- LOCAL SCHOOLS NEARBY

OFFERS OVER £87,500

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DISCLAIMER

THIS PROPERTY IS BEING SOLD IN ITS PRESENT CONDITION AND NO WARRANTY WILL BE GIVEN TO ANY PURCHASER WITH REGARD TO THE EXISTENCE OR CONDITION OF THE SERVICES OR ANY HEATING OR OTHER SYSTEM WITHIN THE PROPERTY. ANY INTENDING PURCHASERS WILL REQUIRE TO ACCEPT THE POSITION AS IT EXISTS SINCE NO TESTING OF ANY SERVICES OR SYSTEMS CAN BE ALLOWED. NO MOVEABLE ITEMS WILL BE INCLUDED IN THE SALE

OPEN PLAN LOUNGE / KITCHEN 23' 8" x 12' 2" (7.22M x 3.70M)

OPEN PLAN LOUNGE / KITCHEN. LOUNGE AREA HAS BROWN CARPET. FACING OVER THE FRONT OF PROPERTY FRENCH DOORS GIVE ACCESS TO PARIS BALCONY.

KITCHEN

OPEN PLAN KITCHEN HAS AMPLE BEECH EFFECT WALL AND BASE STORAGE UNITS, MARBLE EFFECT WORK SURFACE AND WHITE SPLASHBACK WALL TILING. 4 BURNER GAS HOB, ELECTRIC FAN OVEN AND STAINLESS STEEL COOKER HOOD. STAND ALONE FRIDGE / FREEZER. OAK EFFECT VINYL FLOORING.

UTILITY ROOM 6' 11" x 3' 3" (2.11M x 1.00M)

PLUMBED FOR WASHING MACHINE. HOUSES GAS BOILER. BOTH GAS AND ELECTRIC METERS. VINYL FLOORING.

ENTRANCE HALLWAY 12' 1" x 12' 1" (3.69M x 3.68M)

L-SHAPED ENTRANCE HALL GIVES ACCESS TO ALL ROOMS IN PROPERTY. BROWN CARPET. GOOD SIZE STORAGE CUPBOARD.

BEDROOM 1 18' 8" x 10' 5" (5.70M x 3.17M)

FRONT FACING BEDROOM HAS BROWN CARPET AND FITTED STORAGE CUPBOARD / WARDROBE WITH MIRRORED SLIDING DOOR.

EN-SUITE SHOWER ROOM 4' 11" x 4' 4" (1.50M x 1.33M)

TWO PIECE SUITE, SHOWER CUBICLE WITH OVERHEAD ELECTRIC SHOWER UNIT. CHROME HEATED TOWEL RAIL. VINYL FLOORING. CEILING SPOTLIGHTS.

BEDROOM 2 10' 10" x 10' 5" (3.31M x 3.17M)

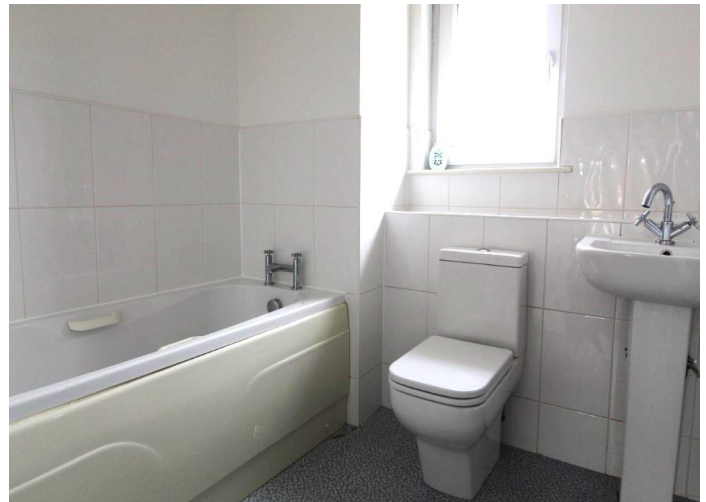
REAR FACING BEDROOM HAS BROWN CARPET AND FITTED STORAGE CUPBOARD / WARDROBE WITH MIRRORED SLIDING DOOR.

BATHROOM 7' 5" x 6' 11" (2.26M x 2.10M)

THREE PIECE SUITE. WALL TILING SURROUNDING BATH AREA. CHROME HEATED TOWEL RAIL. VINYL FLOORING. FACING TO REAR.

RESIDENTS' PARKING

AMPLE RESIDENTS' AND VISITOR PARKING.



TOP FLOOR



3-2 5 ROWAN WYND, PAISLEY

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, ceilings and any other items are approximate and no responsibility is taken for any errors or omissions in the information. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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As a regulated business we are required to comply with the "The Money Laundering, Terrorist Financing and Transfer Funds (Information on the Payer) Regulations 2017. Intending purchasers will be asked to produce documentation to satisfy these requirements on acceptance of a formal offer. These will include proof of identification, proof of address and proof of funds to facilitate the purchase including deposit and any loan funds. Your cooperation in this is greatly appreciated.

DISCLAIMER - WHILST WE ENDEAVOR TO MAKE THESE PARTICULARS AS ACCURATE AS POSSIBLE, THEY DO NOT FORM PART OF ANY CONTRACT OR 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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