

Castlehead Properties



## 21 ST JAMES STREET, PAISLEY. PA3 2HQ.

THIS 3 BEDROOM SECOND FLOOR FLAT IS SITUATED CLOSE TO PAISLEY TOWN CENTRE WITH IT'S VAST ARRAY OF AMENITIES AND TRANSPORT LINKS INCLUDING GILMOUR STREET TRAIN STATION, AND EASY ACCESS TO THE A737 AND M8 MOTORWAY. THE FLAT ITSELF IS IN NEED OF SOME INTERNAL UPGRADING WHICH IS REFLECTED IN THE ASKING PRICE, BENEFITS INCLUDE GAS CENTRAL HEATING AND DOUBLE GLAZING. SECURE DOOR ENTRY AND ON STREET PARKING.



- 3 BEDROOM FLAT
- CLOSE TO TOWN CENTRE
- DOUBLE GLAZING
- ON STREET PARKING
- PREFERRED 2ND FLOOR
- GAS CENTRAL HEATING
- SECURE DOOR ENTRY
- CLOSE TO ALL AMENITIES

**OFFERS OVER £75,000**

**HALLWAY** 12' 2" x 7' 6" (3.7M x 2.28M)

ENTRANCE HALLWAY PROVIDES ACCESS TO LOUNGE, KITCHEN, BATHROOM AND ALL 3 BEDROOMS. LAMINATE FLOORING WITH MAGNOLIA PAINTED WALLS AND SECURE ENTRY HANDSET. LARGE STORAGE CUPBOARD/CLOAKROOM HOUSING ELECTRICITY METER

**LOUNGE** 14' 2" x 13' 9" (4.31M x 4.19M)

LARGE BRIGHT ROOM FACING THE FRONT ELEVATION WITH LIGHT BROWN CARPET, WHITE PAINTED WALLS AND FINISHED PAPER FEATURE WALL AT CHIMNEY BREAST.

**KITCHEN** 11' 4" x 5' 3" (3.46M x 1.6M)

GALLEY STYLE KITCHEN WITH A MIXTURE OF HIGH GLOSS WHITE BASE AND WALL-MOUNTED STORAGE UNITS AND GREY, STAINLESS STEEL CABINETS ALONG WITH A BUTCHERS BLOCK WORKTOP. GREY TILED SPLASHBACK WITH FITTED STAINLESS STEEL ELECTRIC OVEN, AND A 4 RING ELECTRIC HOT PLATE WITH EXTRACTOR HOOD. GREY TILE EFFECT LAMINATE FLOORING.

**BEDROOM 1** 11' 6" x 8' 10" (3.51M x 2.69M)

DOUBLE BEDROOM WITH MAGNOLIA PAINTED WALLS AND BROWN FITTED CARPET. THIS ROOM OVERLOOKS THE REAR GROUNDS OF THE PROPERTY.

**BEDROOM 2** 15' 7" x 9' 10" (4.74M x 3.0M)

DOUBLE BEDROOM WITH FITTED STORAGE CUPBOARD HOUSING COMBINATION BOILER. BROWN FITTED CARPET AND MAGNOLIA PAINTED WALLS.

**BEDROOM 3** 13' 7" x 8' 0" (4.15M x 2.44M)

SINGLE BEDROOM, AGAIN OVERLOOKING THE FRONT ELEVATION WITH LIGHT BROWN CARPET AND MAGNOLIA PAINTED WALLS.

**BATHROOM** 9' 9" x 5' 4" (2.98M x 1.63M)

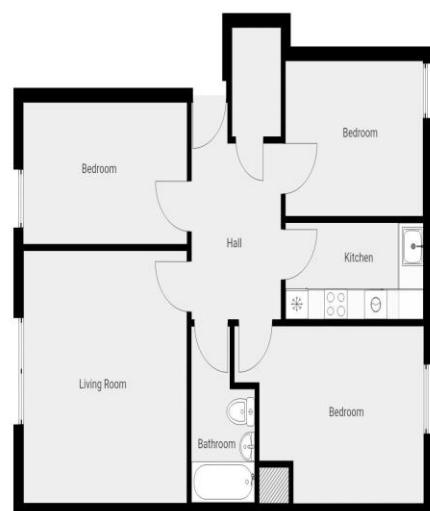
WHITE 3 PIECE BATHROOM SUITE WITH ELECTRIC SHOWER. TILED AROUND BATH AND SHOWER AREA AND SHOWER PANEL SPLASH BACK BEHIND WASH HAND BASIN. GREY, TILE EFFECT VINYL FLOORING WITH PINE CEILING PAINTED GREY.

**REAR COURTYARD**

COMMUNAL DRYING AREA AND BIN STORAGE.



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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.

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