

Castlehead Properties



## 47 CRAGS CRESCENT, PAISLEY. PA2 6QX.

THIS LOVELY 2 BEDROOM UPPER COTTAGE FLAT IS SITUATED IN THE 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 GOOD ORDER THROUGHOUT AND BENEFITS FROM GAS CENTRAL HEATING AND DOUBLE GLAZING. PRIVATE GARDEN WITH DECKING AS WELL AS COMMUNAL DRYING AREA TO REAR. ON STREET PARKING. IDEAL FIRST TIME PURCHASE IN A GREAT LOCATION. EARLY VIEWING HIGHLY RECOMMENDED.



- SOUGHT AFTER LOCALE
- TWO BEDROOM COTTAGE FLAT
- ON STREET PARKING
- DOUBLE GLAZING
- PAISLEY SOUTH SIDE
- PRIVATE REAR GARDEN
- GAS CENTRAL HEATING
- COMMUNAL DRYING AREA

**OFFERS OVER £80,000**

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**ENTRANCE HALLWAY** 11' 6" x 5' 1" (3.50M x 1.56M)  
ACCESSED VIA OAK EFFECT UPVC DOOR VIA STAIRCASE TO UPPER LANDING, WHICH ACCESSED LOUNGE, KITCHEN, BOTH BEDROOMS AND SHOWER ROOM. STORAGE CUPBOARD HOUSING BOILER.

**LOUNGE** 15' 2" x 13' 3" (4.63M x 4.04M)  
GOOD SIZED LOUNGE WITH VIEWS OVER FRONT, ATTRACTIVE DECOR WITH DADO RAIL AND CREAM CARPET. FEATURE MARBLE FIRE SURROUND. DOUBLE DOOR STORAGE CUPBOARD HOUSING CONSUMER UNIT.

**KITCHEN** 10' 10" x 7' 3" (3.30M x 2.22M)  
FITTED KITCHEN HAS AMPLE SHAKER STYLE WALL AND BASE STORAGE UNITS, BUTCHER BLOCK WORK SURFACE AND WET WALL SPLASHBACK. INTEGRATED GAS HOB, ELECTRIC FAN OVEN AND OVERHEAD EXTRACTOR HOOD. CREAM FLOOR TILES. WET WALL PANEL CEILING WITH DOWNLIGHTS.

**BEDROOM 1** 12' 4" x 9' 0" (3.75M x 2.74M)  
DOUBLE BEDROOM FACING OVER REAR OF PROPERTY. DADO RAIL, FRESH DECOR AND GREY CARPET.

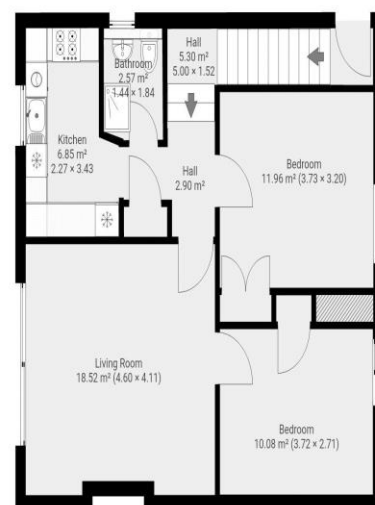
**BEDROOM 2** 12' 4" x 10' 10" (3.76M x 3.31M)  
ANOTHER GOOD SIZED DOUBLE BEDROOM WITH VIEWS TO THE REAR. BUILT-IN STORAGE CUPBOARD / WARDROBE. FURTHER SHELVED STORAGE CUPBOARD. GREY CARPET AND WHITE DECOR.

**SHOWER ROOM** 5' 11" x 4' 9" (1.80M x 1.46M)  
TWO PIECE SUITE WITH VANITY UNIT, STANDALONE SHOWER CUBICLE WITH OVERHEAD MIXER SHOWER. DARK GREY SLATE EFFECT WET WALL. CREAM FLOOR TILES. FROSTED GLASS SIDE WINDOW.

**REAR GARDEN**  
PRIVATE REAR GARDEN WITH DECKING AND COMMUNAL DRYING AREA.



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