

## 3/2 5 HOWARD STREET, PAISLEY. PA1 1PJ.

THIS TWO BEDROOM TOP FLOOR FLAT IS SITUATED IN THE EAST END OF PAISLEY WITHIN WALKING DISTANCE TO LOCAL AMENITIES AND THE TOWN CENTRE. THE FLAT IS IN NEED OF SOME INTERNAL UPGRADING AND BENEFITS FROM GAS CENTRAL HEATING AND DOUBLE GLAZING. SECURE DOOR ENTRY BEING AN ADDED BENEFIT. ON STREET PARKING AND COMMUNAL REAR GARDEN AND DRYING AREA. BOTH PRIMARY AND SECONDARY SCHOOL IN CLOSE PROXIMITY. GOOD TRANSPORT LINKS INCLUDING RAIL AND BUS TO GLASGOW CITY AND BEYOND. IDEAL STARTER FLAT OR BUY TO LET PROPERTY.

- EAST END LOCATION
- GAS CENTRAL HEATING
- COMMUNAL REAR AREA
- CLOSE TO LOCAL AMENITIES
- TWO BEDROOM TOP FLOOR FLAT
- SECURE DOOR ENTRY
- DOUBLE GLAZING
- GOOD TRANSPORT LINKS

**OFFERS OVER £55,000**

**ENTRANCE HALL** 10' 3" x 7' 6" (3.12m x 2.29m)

L-SHAPED ENTRANCE HALL GIVES ACCESS TO ALL ROOM IN THE PROPERTY.

**LOUNGE** 15' 9" x 12' 2" (4.8m x 3.71m)

SPACIOUS LOUNGE HAS BAY WINDOW TO FRONT.

**KITCHEN** 8' 0" x 6' 0" (2.44m x 1.83m)

KITCHEN HAS AMPLE BEECH EFFECT WALL AND BASE STORAGE UNITS, DARK GREY WORK SURFACE AND WHITE TILED SPLASHBACK. STAINLESS STEEL SINK UNIT. COMBI BOILER. BUILT IN OVEN AND HOB.

**BEDROOM 1** 14' 3" x 7' 11" (4.35m x 2.41m)

BEDROOM 1 FACES TO THE FRONT OF PROPERTY.

**BEDROOM 2** 12' 8" x 11' 9" (3.86m x 3.58m)

DOUBLE BEDROOM FACING OVER THE REAR.

**BATHROOM** 6' 0" x 5' 6" (1.83m x 1.68m)

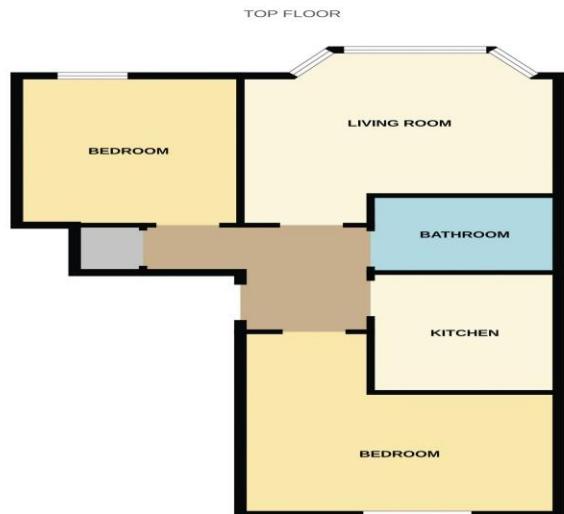
THREE PIECE SUITE WITH OVERHEAD SHOWER UNIT, SHOWER CURTAIN AND RAIL. WHITE HIGH GLOSS WET WALL SURROUNDING BATH AND SHOWER AREA. DARK GREY TILE EFFECT VINYL FLOORING.

**VIEWs**

VIEWs OVER THE EAST END SKYLINE.

**COMMUNAL REAR**

WELL MAINTAINED REAR GARDEN AND DRYING AREA.



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