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30 CRAGS CRESCENT, PAISLEY. PA2 6QU.

THIS TWO BEDROOM UPPER COTTAGE FLAT IS SITUATED IN THE SOUGHT AFTER AREA OF LOCHFIELD IN THE SOUTH SIDE OF PAISLEY. THE PROPERTY BENEFITS FROM GAS CENTRAL HEATING, DOUBLE GLAZING, 2 BEDROOMS, SHOWER ROOM AND LOUNGE WITH KITCHEN OFF. AMPLE ON STREET PARKING. PRIVATE SIDE AND REAR GARDEN WITH COMMUNAL DRYING AREA. INTERNALLY THE PROPERTY IS IN NEED OF SOME UPGRADING. IDEAL FIRST TIME PURCHASE FOR SMALL FAMILY. GOOD RENTAL YIELD.





- 2 BEDROOM UPPER COTTAGE FLAT
- ON STREET PARKING
- POPULAR LOCALE
- GOOD TRANSPORT LINKS

- GAS CENTRAL HEATING
- PRIVATE SIDE AND REAR GARDEN
- CLOSE TO ALL LOCAL AMENITIES
- LOFT ACCESS

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OFFERS OVER £70,000

ENTRANCE HALL 7'5" X 5' 1" (2.26M X 1.56M)

ACCESS VIA STAIRCASE TO UPPER HALLWAY, WHICH
GIVES ACCESS TO LOUNGE, BOTH BEDROOM AND
SHOWER ROOM. STORAGE CUPBOARD. LOFT ACCESS.

LOUNGE 16'0" x 13'3" (4.87m x 4.05m)

LOUNGE HAS FEATURE MARBLE FIRE PLACE WITH INSET ELECTRIC FIRE. RECESS LIGHTING. STORAGE CUPBOARD. AMPLE SPACE FOR DINING TABLE AND CHAIRS. GIVES ACCESS TO KITCHEN.

KITCHEN 11'1" x 7'4" (3.39m x 2.23m)

KITCHEN HAS WALL AND BASE STORAGE UNITS WITH SPLASHBACK WET WALL AND AND AMPLE WORK SURFACES. ACCESSED FROM THE LOUNGE. VINYL FLOORING.

BEDROOM 1 12'4" X 10' 10" (3.75M X 3.31M)
GOOD SIZED DOUBLE BEDROOM WITH VIEWS OVER THE REAR OF THE PROPERTY. STORAGE CUPBOARD / WARDROBE. CARPETED THROUGHOUT.

BEDROOM 2 12'4" x 9'2" (3.76m x 2.79m)
BEDROOM 2 HAS SHELVED STORAGE CUPBOARD.
CARPETED.

SHOWER ROOM 6'O"X 4'9" (1.83M X 1.44M)
TWO PIECE SUITE, SHOWER CABINET WITH OVERHEAD
ELECTRIC SHOWER UNIT. WALL TILING THROUGHOUT.

VINYL FLOORING. SIDE FACING WINDOW.

GARDEN

PRIVATE SIDE, REAR GARDEN AND COMMUNAL DRYING AREA





FIRST FLOOR



While every altering has been make to ensure the accuracy of the fourgian contained here, resourcement, of doors, windows, income and any other service are approximate and no responsibility is balen for any ency, contained on the ball of the service and any other services are approximate and the first of the services. As the services the services there is no services to the services the services are approximated and the services are approximated as a service and the services are approximated as a service are approximated as a service and the services are approximated as

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.

