



157 GLENCOATS DRIVE, PAISLEY. PA3 1RR.

“THE HOME REPORT VALUATION ON THIS PROPERTY IS 100,000.00. DETAILS OF THE HOME REPORT CAN BE ACCESSED AT:-

[HTTP://WWW.PACKDETAILS.COM/NOTIFY.HTM?SR=HPHP780105C=PA3 1RR.](http://www.packdetails.com/notify.htm?sr=hphp780105c=PA3%201RR) EPC BAND D



- 3 BED END TERRACED
- NEEDS INTERNAL UPGRADING
- PRIVATE REAR GARDEN
- IDEAL INVESTMENT PROPERTY
- TIMBER FRAME DOUBLE GLAZING
- DRIVEWAY PARKING
- GAS CENTRAL HEATING - UNTESTED
- CLOSE TO ALL LOCAL AMENITIES

OFFERS OVER £95,000

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PAISLEY. PA3 1RR.**

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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

LOUNGE/DINER 25' 4" x 19' 0" (7.71M x 5.8M)

SPACIOUS LOUNGE WITH VIEWS OVER FRONT, FEATURE FIRE SURROUND WITH MARBLE HEARTH. ACCESS TO DINING AREA VIA ARCHWAY, AMPLE SPACE FOR DINING TABLE AND CHAIRS. VIEWS TO THE REAR.

KITCHEN 10' 0" x 8' 11" (3.04M x 2.73M)

KITCHEN HAS AMPLE WALL AND BASE STORAGE UNITS, GREY WORK SURFACE AND SPLASHBACK WALL TILING. ACCESS TO REAR GARDEN AND DRYING AREA.

ENTRANCE HALLWAY 14' 2" x 6' 8" (4.33M x 2.04M)

GIVES ACCESS TO LOUNGE/DINER AND KITCHEN THEN VIA STAIRCASE TO ALL THREE BEDROOMS, BATHROOM AND LOFT AREA.

BEDROOM 1 13' 0" x 9' 9" (3.96M x 2.98M)

GOOD SIZED DOUBLE BEDROOM WITH FITTED STORAGE CUPBOARD / WARDROBE WITH MIRRORED DOORS. FRONT FACING.

BEDROOM 2 9' 7" x 9' 2" (2.93M x 2.79M)

SECOND BEDROOM IS REAR FACING. FITTED STORAGE CUPBOARD / WARDROBE WITH MIRRORED DOORS.

BEDROOM 3 9' 8" x 7' 7" (2.94M x 2.32M)

THIS BEDROOM FACES TO THE FRONT OF THE PROPERTY. SHELVED STORAGE CUPBOARD.

BATHROOM 7' 8" x 5' 7" (2.33M x 1.69M)

BATHROOM HAS GREY THREE PIECE SUITE. PARTIAL WALL TILING. FROSTED WINDOW TO REAR.

REAR GARDEN

SPACIOUS REAR GARDEN AND DRYING AREA.



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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