



## 0/1, 6 ROBERTSONS GAIT, PAISLEY. PA2 6DN.

THIS MODERN STYLE TWO BEDROOM GROUND FLOOR FLAT IS SITUATED WITHIN THE POPULAR 'ROBERTSON'S GAIT' DEVELOPMENT IN THE SOUTH SIDE OF PAISLEY AND IS LOCATED WITHIN EASY WALKING DISTANCE OF LOCAL AMENITIES AS WELL AS CANAL ST TRAIN STATION, PRIMARY AND SECONDARY SCHOOLS. INTERNALLY THE PROPERTY OFFERS SPACIOUS ACCOMMODATION COMPRISING OF LOUNGE, 2 DOUBLE BEDROOMS, FITTED KITCHEN AND FAMILY BATHROOM, AND HAS BEEN FRESHLY DECORATED. BENEFITS INCLUDE DOUBLE GLAZING, SECURE DOOR ENTRY, RESIDENTS' PARKING AND LANDSCAPE SURROUNDS. IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT WITH GOOD RENTAL YIELD.



- 2 BEDROOM GROUND FLAT
- SECURE DOOR ENTRY
- RESIDENTS' PARKING
- DOUBLE GLAZING
- SOUGHT AFTER LOCALE
- DOUBLE GLAZING
- LANDSCAPE SURROUNDS
- FRESH DECOR THROUGHOUT

**OFFERS OVER £95,000**

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- HALLWAY 8' 2" x 7' 10" (2.5M x 2.39M)
- LOUNGE 13' 5" x 11' 7" (4.1M x 3.52M)
- KITCHEN 9' 8" x 5' 10" (2.95M x 1.77M)
- BATHROOM 6' 2" x 0' 0" (1.89M x 0M)
- BEDROOM 1 13' 1" x 9' 11" (3.99M x 3.03M)
- BEDROOM 2 13' 1" x 7' 8" (3.98M x 2.33M)



GROUND FLOOR



O/1 6 ROBERTSONS GAIT

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plans, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used on such by any prospective purchaser. The purchaser, surveyor and valuer shall be bound by their own report and no guarantee is given to their accuracy or reliability. It is not a contract.

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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