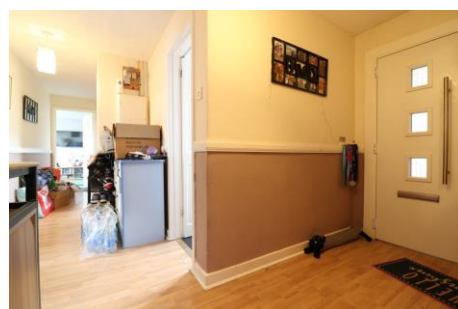




1/1, 1 IVANHOE WAY, PAISLEY. PA2 0LE.

CASTLEHEAD PROPERTIES ARE DELIGHTED TO BRING TO THE MARKET THIS THREE BEDROOM UPPER COTTAGE FLAT IN THE EVER-POPULAR FOXBAR AREA OF PAISLEY AND BENEFITS FROM GAS CENTRAL HEATING, UPVC DOUBLE GLAZING AND SECURE DOOR ENTRY. PRIVATE STORAGE CUPBOARD ON LANDING. ACCESSED VIA CONTEMPORARY FRONT DOOR TO ENTRANCE HALL, SPACIOUS LOUNGE WITH VIEWS OVER THE FRONT, FITTED SHAKER STYLE KITCHEN WITH AMPLE STORAGE, WORK SURFACE AND SPLASHBACK. 3 BEDROOMS WITH FITTED STORAGE CUPBOARD / WARDROBE IN BEDROOM 1, BEDROOM 2 GIVES ACCESS VIA FIXED TIMBER STAIRCASE TO FLOORED LOFT. BATHROOM HAS 3 PIECE SUITE WITH OVERHEAD ELECTRIC SHOWER, HEATED TOWEL RAIL, GLASS SHOWER SCREEN, WALL AND FLOOR TILING THROUGHOUT. GARDEN TO FRONT SIDE AND REAR WITH COMMUNAL DRYING AREA. THIS FAMILY HOME IS WITHIN WALKING DISTANCE FROM BOTH HERIOT PRIMARY SCHOOL AND GLENIFFER HIGH SCHOOL, WITH DURROCKSTOCK PARK AND GLENIFFER BRAES A SHORT WALK OR DRIVE AWAY. THE PROPERTY IS ALSO IN CLOSE PROXIMITY TO PAISLEY'S EXCELLENT AMENITIES AND EXCELLENT TRANSPORT LINKS.



- THREE BEDROOM UPPER COTTAGE
- GAS CENTRAL HEATING
- SECURE DOOR ENTRY
- ON STREET PARKING
- POPULAR LOCALE
- DOUBLE GLAZING
- FRONT, SIDE & REAR GARDEN
- GOOD TRANSPORT LINKS

OFFERS OVER £80,000

1 / 1, 1 IVANHOE WAY,
PAISLEY. PA2 0LE.

OFFERS OVER £80,000

- LOUNGE 20' 7" x 12' 0" (6.27M x 3.67M)
- KITCHEN 10' 3" x 7' 10" (3.12M x 2.40M)
- ENTRANCE HALLWAY 20' 10" x 10' 6" (6.35M x 3.19M)
- BEDROOM 1 15' 4" x 9' 8" (4.67M x 2.94M)
- BEDROOM 2 13' 5" x 8' 6" (4.10M x 2.59M)
- BEDROOM 3 9' 1" x 8' 2" (2.76M x 2.48M)
- FAMILY BATHROOM 6' 0" x 5' 7" (1.84M x 1.71M)
- LOFT AREA 27' 8" x 9' 9" (8.44M x 2.96M)



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 ON 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



OFFERS OVER £80,000