



## 38 GALLACHER AVENUE, PAISLEY. PA2 9HE.

WITH CONTEMPORARY NEUTRAL DECOR, THIS UPPER ONE BEDROOM PROPERTY IS WELL PRESENTED THROUGHOUT HAVING BEEN RECENTLY RENOVATED. LOCATED IN A QUIET DEVELOPMENT CLOSE TO LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS, THIS MAIN DOOR FLAT COMPRISES LIVING ROOM; NEWLY FITTED KITCHEN WITH CERAMIC HOB, FAN OVEN, COOKER HOOD, WASHING MACHINE, FRIDGE; GOOD SIZED BEDROOM HAS BUILT-IN FITTED WARDROBE WITH MIRROR SLIDING DOORS; SHOWER ROOM WITH 2 PIECE SUITE; LARGE RECTANGULAR SHOWER CUBICLE; NEW FITMENTS. THE PROPERTY HAS RECENTLY HAD NEW UPVC DOUBLE GLAZED WINDOWS AND DOOR INSTALLED. OTHER FEATURES INCLUDE, ELECTRIC HEATING, RESIDENTS' PARKING; COMMUNAL REAR GARDEN AND DRYING. GARDEN STORAGE CUPBOARD AT FRONT ELEVATION. THERE ARE REGULAR TRANSPORT LINKS TO PAISLEY TOWN CENTRE AS WELL AS EXCELLENT TRANSPORT LINKS VIA BOTH BUS AND RAIL TO SURROUNDING AREAS AND THE M8 MOTORWAY NETWORK ALLOWS FOR EASY ACCESS THROUGHOUT THE CENTRAL BELT OF SCOTLAND.



- SUPERB STARTER FLAT
- MODERN KITCHEN AND SHOWER ROOM
- CLOSE TO PRIMARY SCHOOLS
- IDEAL BUY TO LET
- NEWLY INSTALLED DOUBLE GLAZING AND MAIN DOOR
- PRIVATE RESIDENTS PARKING
- CLOSE TO MAIN BUS ROUTE TO PAISLEY TOWN

**OFFERS OVER £70,000**

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- LOUNGE 12' 7" x 10' 5" (3.84M x 3.17M)
- KITCHEN 10' 10" x 3' 6" (3.31M x 1.06M)
- BEDROOM 10' 9" x 7' 11" (3.27M x 2.42M)
- SHOWER ROOM 6' 2" x 3' 7" (1.88M x 1.10M)
- COMMUNAL REAR AREA



TOP FLOOR



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. They are to be used for illustrative purposes only and should not be used as proof by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made as to their operability or efficiency can be given.  
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