



**1/1 63 KILNSIDE ROAD,
PAISLEY. PA1 1RP.**

“THE HOME REPORT VALUATION ON THIS PROPERTY IS 47,000.00. DETAILS OF THE HOME REPORT CAN BE ACCESSED AT:-

[HTTP://WWW.PACKDETAILS.COM/NOTIFY.HTM?SR=HP1249374C=PA1 1RP.](http://www.packdetails.com/notify.htm?sr=hp1249374c=pa11rp) EPC BAND C



- 1 BEDROOM FLAT
- WELL MAINTAINED BUILDING
- LOCAL SCHOOL / NURSERY NEARBY
- GOOD TRANSPORT LINKS
- FIRST FLOOR LOCATION
- IDEAL INVESTMENT PROPERTY
- CLOSE TO ALL LOCAL AMENITIES
- EASY ACCESS TO PAISLEY TOWN CENTRE

OFFERS OVER £45,000

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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 12' 8" x 10' 11" (3.87M x 3.34M)

FRONT FACING LOUNGE WITH FIRE SURROUND.

KITCHEN 12' 3" x 5' 1" (3.73M x 1.55M)

GALLEY STYLE KITCHEN WITH VIEWS TO THE REAR. WALL MOUNTED BOILER.

ENTRANCE HALL 8' 9" x ' ' (2.66M x M)

L-SHAPED HALLWAY HAS GOOD SIZED STORAGE CUPBOARD. ACCESS TO ALL ROOMS.

BEDROOM 11' 11" x 7' 10" (3.64M x 2.40M)

DOUBLE BEDROOM OVERLOOKING THE REAR COURT.

BATHROOM 6' 8" x 4' 11" (2.03M x 1.50M)

INTERNAL BATHROOM WITH WHITE, 3 PIECE SUITE AND ELECTRIC SHOWER.

COMMUNAL REAR COURT



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



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