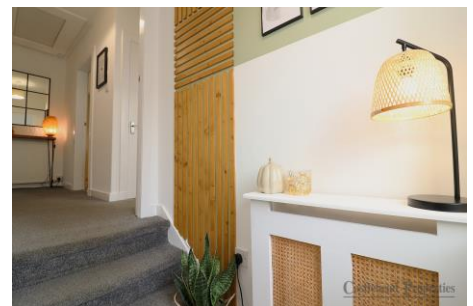




76 ROWAN STREET, PAISLEY. PA2 6RX.

THIS ATTRACTIVE 2 BEDROOM UPPER COTTAGE FLAT IS LOCATED WITHIN THE CHARLESTON DISTRICT OF PAISLEY'S EVER-POPULAR SOUTH SIDE. THE PROPERTY, IS PRESENTED IN TRUE WALK-IN CONDITION THROUGHOUT OFFERING A STYLISH AND WELCOMING HOME IDEALLY SUITED TO FIRST TIME BUYER OR INVESTOR. ON ENTRY WE HAVE ACCESS VIA CARPETED STAIRCASE TO HALLWAY WHERE YOU FIND A SPACIOUS FRONT FACING LOUNGE WITH DINING AREA; MODERN FITTED KITCHEN WITH AMPLE STORAGE; FRIDGE/FREEZER, WASHING MACHINE AND TUMBLE DRIER; 2 GOOD SIZE BEDROOMS FACING TO THE REAR; MODERN SHOWER ROOM WITH 2 PIECE SUITE, SHOWER CUBICLE; OVERHEAD ELECTRIC SHOWER UNIT. THE PROPERTY FURTHER BENEFITS FROM GAS CENTRAL HEATING; DOUBLE GLAZING; ON STREET PARKING; PRIVATE REAR GARDEN AREA WITH DECKING; COMMUNAL DRYING GREEN. THE ARE IS WELL PLACED FOR LOCAL SCHOOLS, AMENITIES ON NEILSTON ROAD AND WITHIN EASY REACH OF PAISLEY TOWN CENTRE, WHICH OFFERS A WIDE RANGE OF SHOPPING, DINING, AND TRANSPORT OPTIONS. EXCELLENT ROAD AND RAIL LINKS PROVIDE QUICK ACCESS TO GLASGOW AND BEYOND, WHILE THE ROYAL ALEXANDRA HOSPITAL AND MOTORWAY NETWORK ARE JUST MINUTES AWAY.



- 2 BED UPPER COTTAGE
- SOUTH SIDE OF TOWN
- WELL PRESENTED PROPERTY
- GAS CENTRAL HEATING
- ON STREET PARKING
- SIDE AND REAR GARDEN
- CLOSE TO PAISLEY TOWN CENTRE
- GOOD TRANSPORT LINKS

OFFERS OVER £90,000

76 ROWAN STREET,
PAISLEY. PA2 6RX.

OFFERS OVER £90,000

HALLWAY 13' 1" x 3' 1" (4.0M x 0.95M)

LOUNGE 18' 9" x 13' 2" (5.71M x 4.02M)

KITCHEN 10' 8" x 6' 11" (3.26M x 2.11M)

BEDROOM 1 12' 4" x 10' 3" (3.77M x 3.12M)

BEDROOM 2 12' 4" x 10' 11" (3.77M x 3.32M)

SHOWER ROOM 6' 0" x 4' 11" (1.83M x 1.51M)

COMMUNAL DRYING AREA

PRIVATE GARDEN & DECKING AREA



76, Rowan Street, Paisley, PA2 6RX

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 £90,000