



0/1, 1 MARJORY DRIVE, GALLOWHILL, PAISLEY. PA3 4TD.

THIS 2 BEDROOM GROUND FLOOR FLAT IS SITUATED IN A QUIET RESIDENTIAL LOCALE OF PAISLEY AND PERFECTLY PLACED FOR EASY ACCESS THE PAISLEY TOWN CENTRE, SCHOOLS AND TRANSPORT LINKS TO M8 MOTORWAY AND BRAEHEAD SHOPPING CENTRE. THE FLAT REQUIRES A DEGREE OF MODERNISATION THROUGHOUT BUT COULD OFFER PERFECT ACCOMMODATION FOR ANY FIRST TIME BUYER, SMALL FAMILY AND OFFERS EQUAL APPEAL FOR ANY LANDLORD OR INVESTOR. THE FLAT CONSISTS OF 2 GOOD SIZE BEDROOMS, FRONT FACING LOUNGE, FITTED KITCHEN HAS AMPLE STORAGE AND INCLUDES WHITE GOODS, BATHROOM WITH SHOWER AND WALL PANELLING. BENEFITS FROM GAS CENTRAL HEATING AND DOUBLE GLAZING. PRIVATE FRONT GARDEN, COMMUNAL REAR GARDEN AND DRYING AREA.



- 2 BED GROUND FLAT
- CLOSE TO ALL LOCAL AMENITIES
- DOUBLE GLAZING
- PRIVATE FRONT GARDEN
- QUIET LOCALE IN PAISLEY
- GAS CENTRAL HEATING
- NEEDS INTERNAL UPGRADING
- ON STREET PARKING

OFFERS OVER £60,000

ENTRANCE HALL 15' 3" x 4' 6" (4.66M x 1.37M)

LOUNGE 13' 11" x 13' 1" (4.23M x 4.0M)

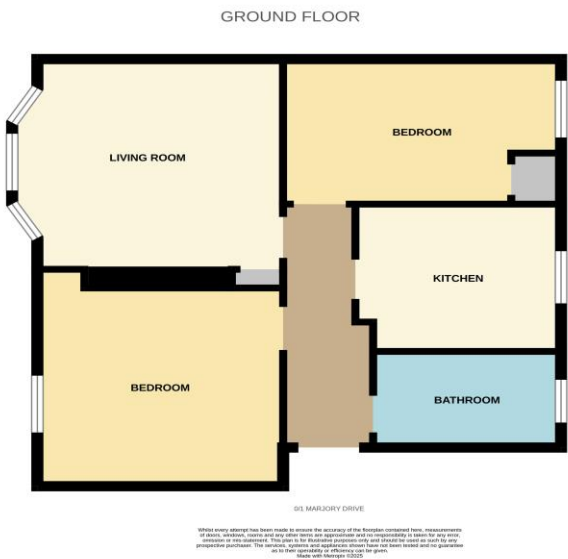
KITCHEN 9' 5" x 8' 8" (2.86M x 2.63M)

BEDROOM 1 12' 9" x 11' 0" (3.880M x 3.35M)

BEDROOM 2 12' 0" x 7' 11" (3.66M x 2.41M)

BATHROOM 6' 9" x 4' 6" (2.05M x 1.37M)

COMMUNAL REAR GARDEN



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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