



## 42 BENN AVENUE, PAISLEY. PA1 1SY.

THIS LOVELY TWO BEDROOM PENTHOUSE, IS SITUATED WITH THE POPULAR RESIDENTIAL DEVELOPMENT IN BENN AVENUE IN THE EAST OF PAISLEY, CLOSE TO THE TOWN CENTRE AND ALL LOCAL AMENITIES. THE PROPERTY IS IN GOOD ORDER INTERNALLY AND THE BUILDING IS WELL MAINTAINED. PROPERTY CONSISTS OF SPACIOUS LOUNGE/DINER WITH VIEWS OVER PAISLEY ABBEY, FITTED KITCHEN WITH AMPLE STORAGE AND WHITE GOODS, 2 GOOD SIZE BEDROOMS BOTH WITH EN-SUITE BATHROOM AND OVERHEAD SHOWER UNIT, FINALLY W.C. WITH 2 PIECE SUITE. BENEFITS INCLUDE DOUBLE GLAZING, SECURE DOOR ENTRY, LIFT ACCESS AND PRIVATE RESIDENTS' PARKING. EASY ACCESS TO M8 MOTORWAY WHICH ALLOWS TRAVEL TO GLASGOW INTERNATIONAL AIRPORT, BRAEHEAD RETAIL PARK, AND GLASGOW CITY CENTRE. GOOD TRANSPORT LINKS WITH HAWKHEAD AND GILMOUR ST TRAIN STATIONS CLOSE BY. GOOD RENTAL YIELD AND IDEAL FIRST TIME PURCHASE.



- 2 BEDROOM PENTHOUSE
- LIFT ACCESS
- SECURE DOOR ENTRY
- LANDSCAPE SURROUNDS
- SOUGHT AFTER LOCALE
- RESIDENTS' PARKING
- IDEAL FIRST TIME PURCHASE
- GOOD TRANSPORT LINKS

**OFFERS OVER £130,000**

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OPEN PLAN LOUNGE/DINER 22' 10" x 21' 10"  
(6.96M x 6.65M)

LOUNGE AREA

DINING AREA

KITCHEN 17' 10" x 13' 6" (5.43M x 4.11M)

W.C. 6' 0" x 4' 11" (1.83M x 1.5M)

ENTRANCE HALLWAY 16' 9" x 7' 3" (5.11M x 2.21M)

BEDROOM 1 18' 1" x 13' 1" (5.5M x 3.98M)

EN-SUITE BATHROOM 1 6' 9" x 6' 5" (2.05M x 1.95M)

BEDROOM 2 21' 9" x 13' 3" (6.62M x 4.05M)

EN-SUITE BATHROOM 2 6' 9" x 6' 5" (2.06M x 1.96M)



TOP FLOOR



42 BENN AVENUE

Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of rooms, buildings, contents and any other items are approximate and no responsibility is taken for any error, omission or misrepresentation. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The layout, fixtures and appliances shown here are not intended to be guaranteed as to their operation or efficiency and are for general information only.

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.

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