



32C GLEN STREET, PAISLEY. PA3 2JA.

THIS ONE BEDROOM UPPER FLOOR FLAT IS SITUATED IN GLEN STREET WITHIN WALKING DISTANCE OF PAISLEY TOWN CENTRE AND ALL LOCAL AMENITIES. THE BUILDING HAS BEEN REFURBISHED BY LOCAL AUTHORITY AND HAS SECURE DOOR ENTRY WITH ACCESS TO THE PROPERTY VIA EXTERNAL DECKING/WALKWAY. THE FLAT IS IN NEED OF SOME INTERNAL UPGRADING AND CONSISTS OF ENTRANCE HALL WITH STORAGE CUPBOARD AND SERVICE METERS, SPACIOUS LOUNGE, KITCHEN HAS FITTED STORAGE UNITS, BEDROOM IS OFF THE LOUNGE AND HAS BUILT-IN STORAGE AND ACCESS TO ENCLOSED TERRACE, FINALLY SHOWER ROOM HAS 2 PIECE SUITE AND SHOWER CUBICLE. COMMUNAL LAUNDRY FACILITIES, RESIDENTS' PARKING, PARTIAL DOUBLE GLAZING. THIS IS AN IDEAL STARTER FLAT OR BUY TO LET INVESTMENT. GOOD LOCAL TRANSPORT LINKS WITH REGULAR TRAIN SERVICES TO GLASGOW CITY CENTRE FROM GILMOUR STREET STATION MAKING IT AN IDEAL SPOT TO COMMUTE. THE A737 AND M8 MOTORWAY ARE CLOSE BY AND ALSO GLASGOW AIRPORT FOR DESTINATIONS FURTHER AFIELD.



- ONE BEDROOM FLAT
- CLOSE TO TOWN CENTRE
- ENCLOSED TERRACE
- CLOSE TO ALL AMENITIES & TRANSPORT LINKS
- 2ND FLOOR WALKWAY ACCESS
- PARTIAL DOUBLE GLAZING
- COMMUNAL LAUNDERETTE
- SECURE DOOR ENTRY

OFFERS OVER £45,000

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- ENTRANCE HALL 10' 0" x 13' 10" (3.05M x 4.22M)
- LOUNGE 14' 9" x 9' 11" (4.49M x 3.03M)
- KITCHEN 9' 11" x 8' 11" (3.02M x 2.73M)
- BEDROOM 9' 11" x 9' 11" (3.03M x 3.01M)
- SHOWER ROOM 6' 11" x 5' 7" (2.11M x 1.71M)
- ENCLOSED TERRACE 9' 7" x 3' 9" (2.92M x 1.15M)



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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