



35 COCHRAN STREET, PAISLEY. PA1 1JZ.

THIS LOVELY 2 BEDROOM SECOND FLOOR FLAT IS SITUATED IN THE SOUGHT AFTER EAST END OF TOWN WITH AN OPEN OUTLOOK OVER THE LOCAL PARK AND STUNNING VIEWS TO THE ANCHOR MILLS AND GLENIFFER BRAES. THE FLAT ITSELF IS IN GOOD ORDER INTERNALLY, ACCESSED VIA COMPOSITE PANEL DOOR TO THE ENTRANCE HALL WITH NEUTRAL DECOR AND LIGHT GREY WOODSTAIN LAMINATE FLOORING THROUGHOUT, SPACIOUS FRONT FACING LOUNGE, CONTEMPORARY FITTED KITCHEN HAS OAK EFFECT DOORS; TILE EFFECT LAMINATE FLOORING; FULL WALL TILING AND GRANITE EFFECT WORK SURFACE; 4 BURNER GAS HOB, ELECTRIC FAN OVEN AND COOKER HOOD; WHITEWOOD PANELLED CEILING. 2 DOUBLE BEDROOMS WITH STORAGE; 2ND BEDROOM HAS ADDITIONAL LARGE SLIDING DOOR STORAGE CUPBOARD / WARDROBE, MODERN BATHROOM WITH 3 PIECE SUITE; RAINFALL SHOWER ATTACHMENT; LED MIRROR; HIGH END GREY WET WALL THROUGHOUT. BENEFITS FROM GAS CENTRAL HEATING AND DOUBLE GLAZING; SECURE DOOR ENTRY SYSTEM; COMMUNAL GROUNDS TO THE REAR AND AMPLE ON STREET PARKING - PERMIT AVAILABLE. PAISLEY ITSELF OFFERS A WIDE RANGE OF AMENITIES, INCLUDING NUMEROUS SHOPS, LEISURE FACILITIES, PRIMARY AND SECONDARY SCHOOLING, EXCELLENT BUS AND RAIL TRANSPORT LINKS, AND THE M8 MOTORWAY IS ALSO WITHIN EASY REACH. IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT.



- 2 BEDROOM UPPER FLAT
- GAS CENTRAL HEATING
- ON STREET PARKING - PERMIT AVAILABLE
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- SOUGHT AFTER EAST END OF TOWN
- SECURE DOOR ENTRY
- DOUBLE GLAZING
- GOOD BUS AND RAIL LINKS

OFFERS OVER £85,000

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- ENTRANCE HALL 11' 2" x 3' 11" (3.4M x 1.2M)
- LOUNGE 13' 11" x 12' 11" (4.24M x 3.93M)
- KITCHEN 11' 8" x 6' 7" (3.55M x 2.0M)
- BEDROOM 1 12' 1" x 9' 5" (3.68M x 2.86M)
- BEDROOM 2 13' 11" x 9' 9" (4.23M x 2.96M)
- BATHROOM 7' 8" x 5' 5" (2.34M x 1.64M)
- COMMUNAL REAR



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