



## 22 GREENLAW AVENUE, PAISLEY. PA1 3RD.

THIS TRADITIONAL TOP FLOOR TENEMENT FLAT IS SITUATED IN A CONSERVATION AREA IN THE DESIRABLE EAST END OF PAISLEY, HANDY FOR LOCAL SHOPS, AMENITIES, BARSHAW PARK, PAISLEY GRAMMAR AND LOCAL PRIMARY SCHOOLS. THIS IS AN IDEAL PROPERTY FOR A PROFESSIONAL COUPLE OR FIRST TIME BUYER. THE FLAT ITSELF IS IN GOOD ORDER INTERNALLY AND BENEFITS FROM GAS CENTRAL HEATING, DOUBLE GLAZING, 2 GOOD SIZED BEDROOMS, COMMUNAL REAR GARDEN AND ON STREET PARKING. MUST BE VIEWED TO BE FULLY APPRECIATED.



- TRADITIONAL TENEMENT BUILDING
- GAS CENTRAL HEATING
- ON STREET PARKING
- DOUBLE GLAZING
- IDEAL EAST END LOCATION
- CONSERVATION AREA
- TWO BEDROOM UPPER FLAT
- CLOSE TO ALL LOCAL AMENITIES

**OFFERS OVER £125,000**

**22 GREENLAW AVENUE,  
PAISLEY. PA1 3RD.**

**OFFERS OVER £125,000**

**ENTRANCE HALLWAY** 12' 9" x 7' 8" (3.89M x 2.33M)  
SPACIOUS ENTRANCE HALLWAY GIVES ACCESS TO ALL ASPECTS OF APARTMENT. TRADITIONAL HIGH CEILINGS, CORNICING AND FEATURES THROUGHOUT. DARK OAK LAMINATE FLOORING.

**LOUNGE** 24' 2" x 12' 6" (7.37M x 3.82M)  
GOOD SIZED SPACIOUS LOUNGE WITH DOUBLE GLAZED BAY WINDOW TO FRONT OF PROPERTY. TRADITIONAL MARBLE HEARTH AND BACK FIRE SURROUND WITH INSET FIRE. RECESS AREA WITH AMPLE SPACE FOR DINING TABLE AND CHAIRS.

**KITCHEN** 13' 9" x 6' 3" (4.2M x 1.91M)  
TEAK EFFECT WALL AND BASE STORAGE UNITS WITH AMPLE SPLASHBACK WORK SURFACES AND SPLASHBACK WALL TILING. ELECTRIC HOB AND OVEN, INTEGRATED DISHWASHER AND WASHING MACHINE. FRIDGE / FREEZER. TEAK WOODEN CEILING WITH SPOTLIGHTS. GREY LINO FLOORING.

**BEDROOM 1** 17' 9" x 10' 4" (5.4M x 3.14M)  
GOOD SIZED DOUBLE BEDROOM HAS VIEWS OVER THE FRONT OF THE PROPERTY. FITTED STORAGE CUPBOARD/WARDROBE PROVIDES AMPLE HANGING AND STORAGE.

**BEDROOM 2** 12' 10" x 9' 4" (3.9M x 2.85M)  
ANOTHER GOOD SIZED BEDROOM WITH VIEWS OVER THE REAR. WALK-IN STORAGE CUPBOARD/WARDROBE

**BATHROOM** 13' 9" x 5' 3" (4.2M x 1.6M)  
THREE PIECE SUITE WITH ELECTRIC TRITON SHOWER UNIT. TILING SURROUNDING BATH AND SHOWER AREA. WHITE LINO FLOORING.

**REAR GARDEN**  
WELL MAINTAINED COMMUNAL REAR GARDEN AND DRYING AREA.



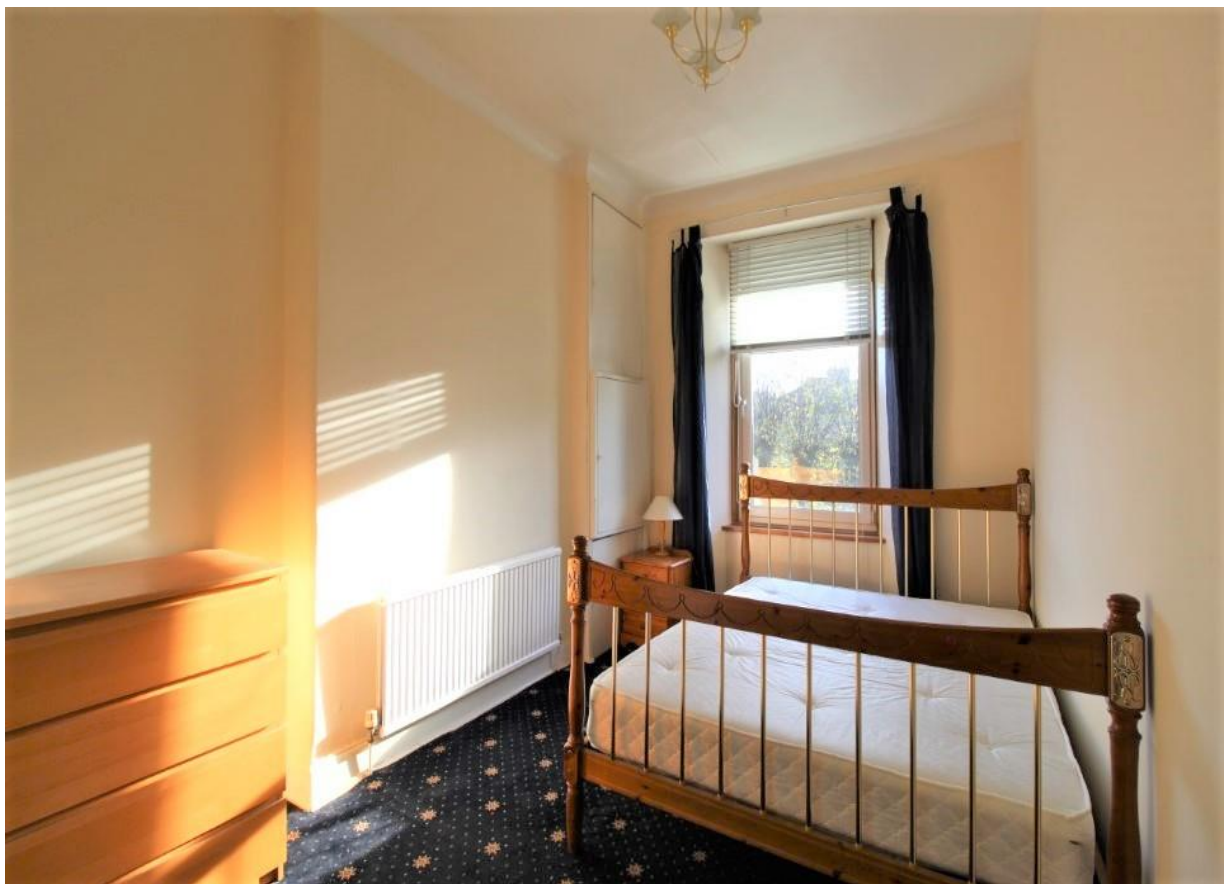
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by the prospective purchaser. The results of surveys and appliances shown have not been checked or verified by the seller. The floorplan is for illustrative purposes only and should be used as such by the prospective purchaser. Made with Metreplan 10.021

**MONEY LAUNDERING REGULATIONS 2003**

INTENDING PURCHASERS WILL BE ASKED TO PRODUCE IDENTIFICATION AND PROOF OF FINANCIAL STATUS WHEN AN OFFER IS RECEIVED. WE WOULD ASK FOR YOUR CO-OPERATION IN ORDER THAT THERE WILL BE NO DELAY IN AGREEING THE SALE.

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 £125,000**