



8 DUNN STREET, PAISLEY. PA1 1NX.

THIS TWO BEDROOM FIRST FLOOR FLAT IS SITUATED IN THE EAST END OF PAISLEY CLOSE TO ALL LOCAL AMENITIES AND TRANSPORT LINKS. THE PROPERTY BENEFITS FROM GAS CENTRAL HEATING, TIMBER FRAMED DOUBLE GLAZING, SECURE DOOR ENTRY AND COMMUNAL REAR GARDEN. IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT. FULL INTERNAL UPGRADE REQUIRED.



- SPACIOUS TWO BEDROOM FLAT
- GAS CENTRAL HEATING
- COMMUNAL REAR GARDEN
- SECURE ENTRY SYSTEM
- TRADITIONAL SANDSTONE TENEMENT BUILDING
- ON STREET PARKING
- TIMBER FRAMED DOUBLE GLAZING
- EASY ACCESS TO TRANSPORT LINKS

OFFERS OVER £60,000

LOUNGE 14' 11" x 11' 3" (4.55M x 3.42M)

GOOD SIZED LOUNGE WITH BAY WINDOW TO THE FRONT OF THE PROPERTY. CREAM WALLS WITH BEECH EFFECT LAMINATED FLOORING. FEATURE FIREPLACE. WALL LIGHTS AND DOWN LIGHTS ROUND BAY WINDOW.

OPEN PLAN KITCHEN/DINING 17' 2" x 11' 9" (5.24M x 3.58M)

LARGE OPEN PLAN KITCHEN AND DINING AREA.

KITCHEN

KITCHEN NEEDS TOTAL REFURBISHMENT. UNDER COUNTER WASHING MACHINE, GAS COOKER WITH ELECTRIC OVEN. FREE STANDING FRIDGE FREEZER.

DINING AREA

GOOD SIZED DINING AREA. BEECH EFFECT LAMINATED FLOORING. LARGE WINDOW TO THE REAR OF THE PROPERTY. BOILER IS ALSO ON WALL IN DINING AREA.

ENTRANCE HALL 20' 5" x 7' 8" (6.23M x 2.33M)

GIVES ACCESS TO ALL OTHER APARTMENTS. DEEP FOREST GREEN WALLS WITH BEECH EFFECT LAMINATED FLOORING. SHELVED CUPBOARD. UP LIGHTERS ROUND THE BOTTOM OF THE FLOOR.

BEDROOM 1 13' 3" x 10' 1" (4.04M x 3.07M)

GOOD SIZED DOUBLE BEDROOM. CREAM WALLS WITH BEIGE CARPET. BUILT IN CORNER SHELVING.

BEDROOM 2 13' 4" x 10' 0" (4.07M x 3.05M)

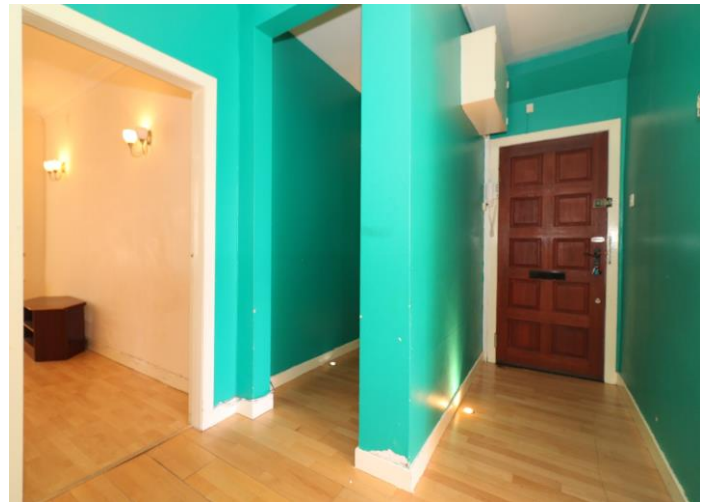
ANOTHER GOOD SIZED DOUBLE BEDROOM. CREAM WALLS WITH BEIGE CARPET. BUILT IN SLIDING MIRRORED WARDROBES.

BATHROOM 6' 4" x 5' 2" (1.94M x 1.57M)

MODERN FITTED WHITE THREE PIECE BATHROOM SUITE WITH CENTRAL BATH TAPS. DARK BROWN AND CREAM WALL TILES.

COMMUNAL REAR GARDEN

WELL MAINTAINED REAR GARDENS WITH DRYING GREEN AREA.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. CAUTION: ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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



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