



## 3 SAUCEL PLACE, PAISLEY. PA1 1UE.

THIS LOVELY, TWO BEDROOM MODERN STYLE, FIRST FLOOR FLAT IS SITUATED WITHIN A POPULAR DEVELOPMENT IN PAISLEY, THE PROPERTY LIES CLOSE TO ALL LOCAL AMENITIES AND TRANSPORT LINKS. THIS FLAT IS IN GOOD ORDER INTERNALLY AND BENEFITS FROM GAS CENTRAL HEATING AND DOUBLE GLAZING. FURTHER BENEFITS INCLUDE SECURE ENTRY AND DESIGNATED PARKING. LANDSCAPE SURROUNDS.



- TWO BEDROOM FLAT
- WALK IN CONDITION THROUGHOUT
- CLOSE TO ALL LOCAL AMENITIES
- SOUGHT AFTER LOCALE
- DOUBLE GLAZING
- RESIDENTS' PARKING
- SECURITY ENTRY SYSTEM

**OFFERS OVER £95,000**

# 3 SAUCEL PLACE, PAISLEY. PA1 1UE.

**OFFERS OVER £95,000**

## **LOUNGE AREA** 16' 8" x 15' 4" (5.09M x 4.68M)

GOOD SIZED LOUNGE WITH FRONT ASPECT. OAK EFFECT LAMINATE FLOORING. AMPLE SPACE FOR DINING TABLE AND CHAIRS.

## **KITCHEN AREA** 10' 8" x 7' 10" (3.26M x 2.40M)

MODERN FITTED KITCHEN HAS WHITE SHAKER WALL AND BASE STORAGE UNITS, ATTRACTIVE SPLASHBACK WALL TILING AND DARK OAK BUTCHER BLOCK WORK TOPS. DOUBLE SINK UNIT. FRIDGE FREEZER. INTEGRATED WASHING MACHINE. GAS HOB AND ELECTRIC OVEN.

## **ENTRANCE HALLWAY** 11' 11" x 3' 11" (3.64M x 1.19M)

ENTRANCE HALLWAY GIVES ACCESS TO ALL APARTMENTS WITHIN THE PROPERTY. OAK EFFECT LAMINATED FLOORING. SHELVED CUPBOARD WHICH HOUSING THE UTILITY METERS.

## **BEDROOM 1** 12' 5" x 9' 2" (3.78M x 2.79M)

GOOD SIZED DOUBLE BEDROOM WITH DARK GREY CARPET, CREAM WALLS AND GREY FEATURE WALL. STORAGE CUPBOARD / WARDROBE WITH MIRRORED SLIDING DOORS. WINDOW TO THE REAR OF THE PROPERTY.

## **BEDROOM 2** 9' 1" x 8' 4" (2.77M x 2.53M)

SECOND BEDROOM HAS DARK GREY CARPET WITH CREAM WALLS. STORAGE CUPBOARD / WARDROBE WITH MIRRORED SLIDING DOORS. FRESH DECOR THROUGHOUT. REAR ASPECT.

## **BATHROOM** 6' 8" x 5' 7" (2.02M x 1.69M)

MODERN FITTED THREE PIECE SUITE. MOSAIC WALL TILES. PEBBLE EFFECT VINYL FLOORING.



1/2 3 SAUCEL PLACE, PAISLEY

Special agents always take every care to ensure the accuracy of the description contained herein, measurements of plots, rooms, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The above is for information only and does not constitute an offer or guarantee. Please only contact the agent for further details.

### **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 £95,000**