



## 68 BRUCE ROAD, PAISLEY. PA3 4SG.

THIS LOVELY TWO BEDROOM FIRST FLOOR FLAT IS SITUATED IN A RESIDENTIAL AREA WITHIN PAISLEY'S GALLOWHILL AREA. GOOD TRANSPORT LINKS TO PAISLEY TOWN CENTRE AND EASY ACCESS TO M8 MOTORWAY. THIS PROPERTY IS IN GOOD ORDER INTERNALLY AND BENEFITS FROM FULL DOUBLE GLAZING AND GAS CENTRAL HEATING. PRIVATE REAR GARDEN AREA. ON STREET PARKING. IDEAL FIRST TIME PURCHASE OR BUY TO LET.



- LOVELY TWO BEDROOM FLAT
- DOUBLE GLAZING
- ON STREET PARKING
- GOOD TRANSPORT LINKS
- SECURITY ENTRY SYSTEM
- GAS CENTRAL HEATING
- CLOSE TO LOCAL SCHOOLS AND NURSERIES
- IDEAL FIRST TIME PURCHASE

**OFFERS OVER £65,000**

**ENTRANCE HALLWAY** 15' 2" x 4' 7" (4.63M x 1.39M)  
SPACIOUS ENTRANCE HALLWAY GIVES ACCESS ALL APARTMENTS IN THE PROPERTY. FRESH DECOR AND CARPETS THROUGHOUT. STORAGE CUPBOARD.

**BATHROOM** 6' 10" x 4' 7" (2.09M x 1.39M)  
MODERN THREE PIECE SUITE WITH VANITY UNIT. RECTANGULAR BATH HAS RAINFALL SHOWER UNIT AND RIGID SHOWER SCREEN. ATTRACTIVE WET WALL SURROUNDING THE BATH AND SHOWER AREA. TOWEL RAIL.

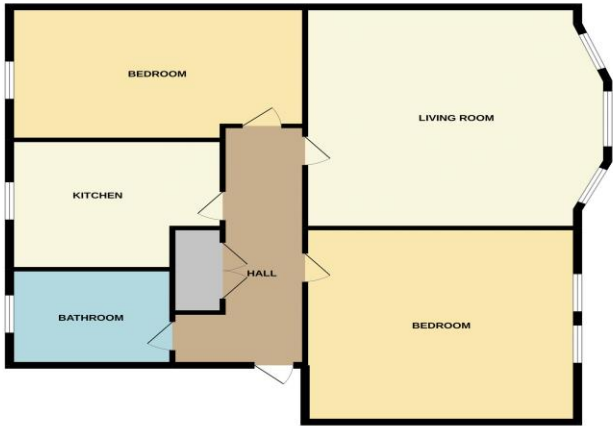
**KITCHEN** 9' 4" x 8' 3" (2.84M x 2.51M)  
FITTED KITCHEN HAS BEECH EFFECT WALL AND BASE STORAGE UNITS, ATTRACTIVE SPLASHBACK WALL TILING AND AMPLE WORK SURFACES. GAS HOB, OVEN AND OVERHEAD EXTRACTOR HOOD. WOODSTAIN EFFECT LAMINATE FLOORING. CEILING DOWNLIGHTS.

**BEDROOM 2** 12' 1" x 8' 5" (3.69M x 2.56M)  
BEDROOM TWO IS CURRENTLY BEING USED AS A HOME OFFICE, GOOD SIZED ROOM WHICH FACES OVER THE REAR OF THE PROPERTY. ATTRACTIVE FEATURE WALL. GREY CARPET.

**LOUNGE** 14' 1" x 12' 5" (4.29M x 3.78M)  
BRIGHT SPACIOUS LOUNGE WITH BAY WINDOW TO THE FRONT. AMPLE SPACE FOR DINING TABLE AND CHAIRS. FRESH DECOR WITH FEATURE WALL AND CARPETED THROUGHOUT.

**BEDROOM 1** 12' 5" x 11' 11" (3.78M x 3.64M)  
GOOD SIZED DOUBLE BEDROOM WITH VIEWS OVER THE FRONT OF THE PROPERTY. ATTRACTIVE DECOR AND CARPETED THROUGHOUT.

**GARDEN**  
SPACIOUS COMMUNAL AND PRIVATE REAR GARDEN AREA.



1/1 68 BRUCE ROAD, PAISLEY  
Whilst every attempt has been made to ensure the accuracy of the features depicted herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The buyer is to be deemed to have inspected the property and to accept the same as to their condition and measurements. The seller is not responsible for any error, omission or mis-statement.

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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