



MITCHELLS  
ROBERTON



First Floor Flat  
Flat 1/2. 1382 Paisley Road West, , Glasgow, G52 1SS  
Offers over £85,000





## Flat 1/2, 1382 Paisley Road West, G52 1SS

Appealing First Floor Flat in established residential area offering an excellent first time purchase. The property requires some upgrading and modernisation but presents an excellent opportunity to purchase a property in a high amenity area close to many local shops, public Transport services, M8 Motorway etc. It is within easy walking distance of Bellhouston Park with its leisure facilities including a swimming pool.

The accommodation extends to entrance hall, lounge, kitchen, 2 double bedrooms and a family bathroom with white three piece suite. There are communal gardens to the rear with access to the bin store. Early viewing is recommended to appreciate the size, style and location of this property on offer.

**Entrance Hall** 3.60 m x 1.80 m / 11'10" x 5'11"

The entrance hall gives access to most apartments. Built in cupboard housing the electric meter.

**Lounge** 5.60 m x 3.80 m / 18'4" x 12'6"

Spacious lounge with front facing bay window. Fireplace with gas fire to focal wall. Access to kitchen.

**Kitchen** 3.30 m x 2.40 m / 10'10" x 7'10"

Well proportioned kitchen which will need upgrading. There are presently some basic units providing storage. 2 x built in cupboards. Window to rear. A slot in gas cooker, "Indesit" washing machine, "Beko" tumble dryer, and "Haden" fridge freezer are all included in the sale. Pulley.

**Bedroom 1** 4.50 m x 3.90 m / 14'9" x 12'10"

Double bedroom with twin windows to the front of the property. Built in press. Picture rail.

**Bedroom 2** 3.60 m x 2.60 m / 11'10" x 8'6"

Double bedroom with window to the rear. Built is shelved press.

**Bathroom** 2.30 m x 1.80 m / 7'7" x 5'11"

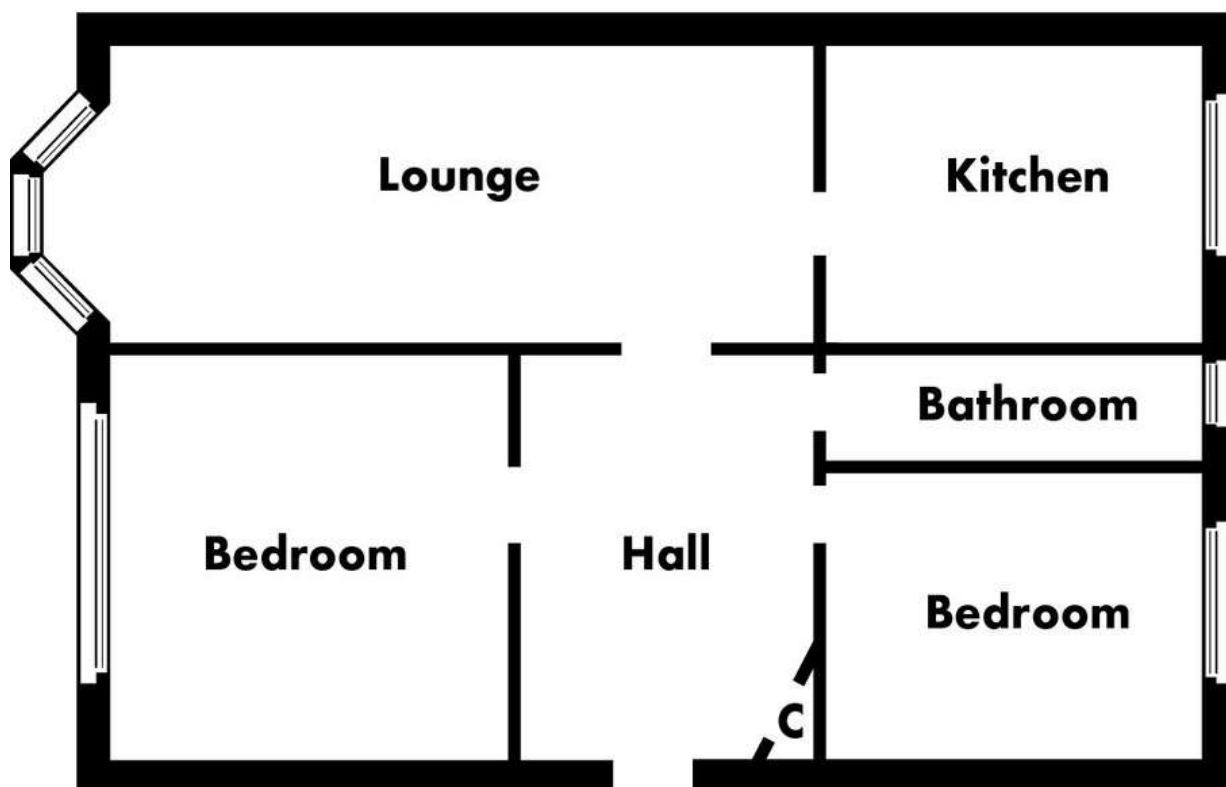
Family bathroom with opaque window to the rear. A white three piece suite is installed comprising bath, WC and wash hand basin. Extractor fan.

### Gardens

The property has a large communal garden to the rear consisting mostly of a drying green and access to the bin store.



**Floor plans are indicative only - not to scale.**



**SELLERS**

Client of Mitchells Robertson

**ENTRY DATE**

Negotiable

**VIEWING**

Through Solicitors

**TAX BAND**

Tax Band B

**SCOTTISH STANDARD MISSIVES:**

Offers are invited in the form of the Scottish Standard Missives.

**DISCLAIMER:**

Whilst we endeavour 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 to 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 endeavour to assist you in any way possible.



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