



OFFERS OVER

£62,500

Orchard Street

Paisley, PA1 1UZ

PROPERTY SUMMARY

Perfect opportunity for the first time buyer or indeed an investor looking to extend their property portfolio. Orchard Street is perfectly located for University of the West of Scotland, ideal accommodation for students.

This bright and well presented Traditional Red Sandstone Tenement Top Floor is located in heart of Paisley Town Centre. Accommodation: entrance vestibule, L-shaped reception hall, bright welcoming lounge with bay window offers superb views over Paisley, open plan access to the modern white high gloss fitted kitchen, good selection of wall mounted and base units, electric hob, oven and extractor hood, splash back tiling, modern worktop surfaces including stainless steel sink. Double bedroom to the rear with deep in-built raised closet housing the gas boiler. Utility is accessed from the bedroom, plumbing for washing machine and space for additional appliances, shelving and storage provided. Beautiful modern and recently installed shower room with corner shower cubicle with twin shower head, low flush wc, white gloss vanity drawer unit incorporating sink, tastefully finished shower room. This charming flat benefits from electric heating, gas boiler, double glazing, a secured door entry system and a communal drying area.

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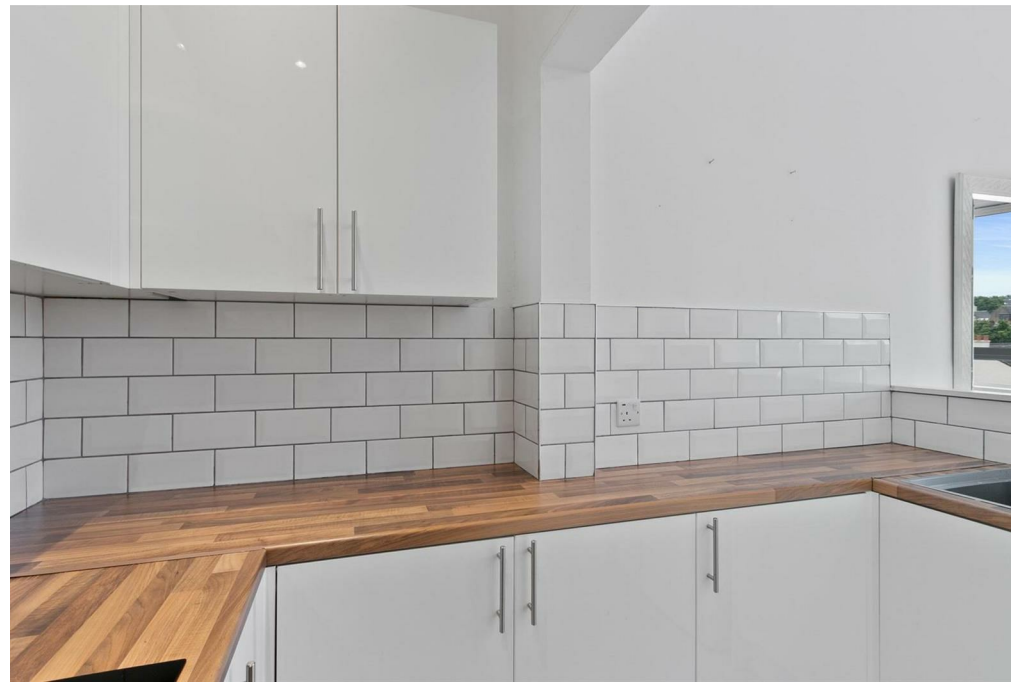
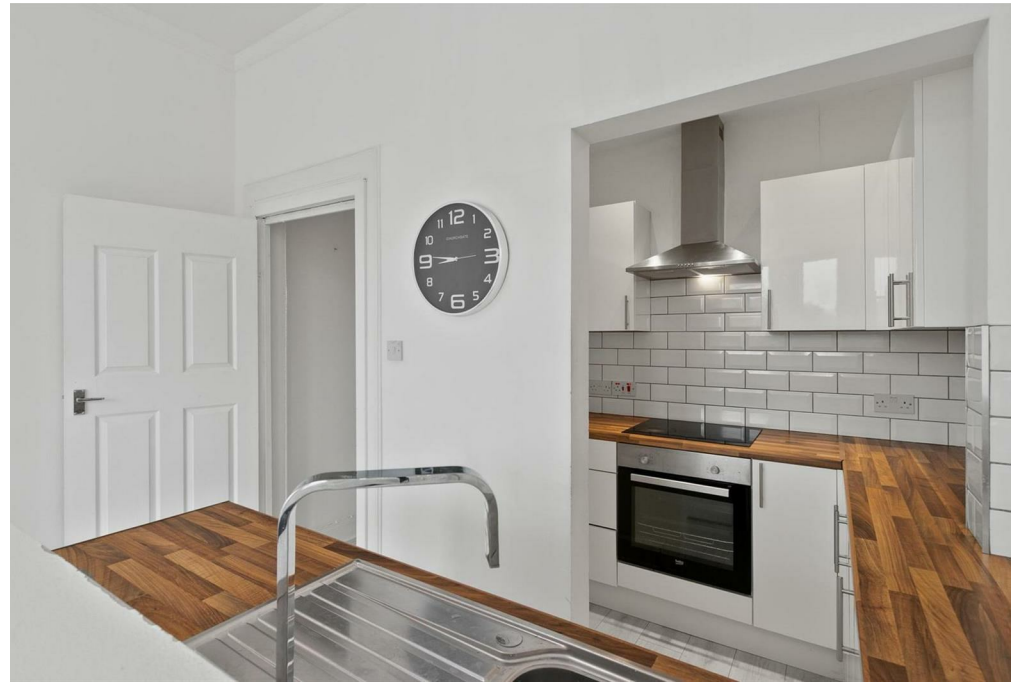


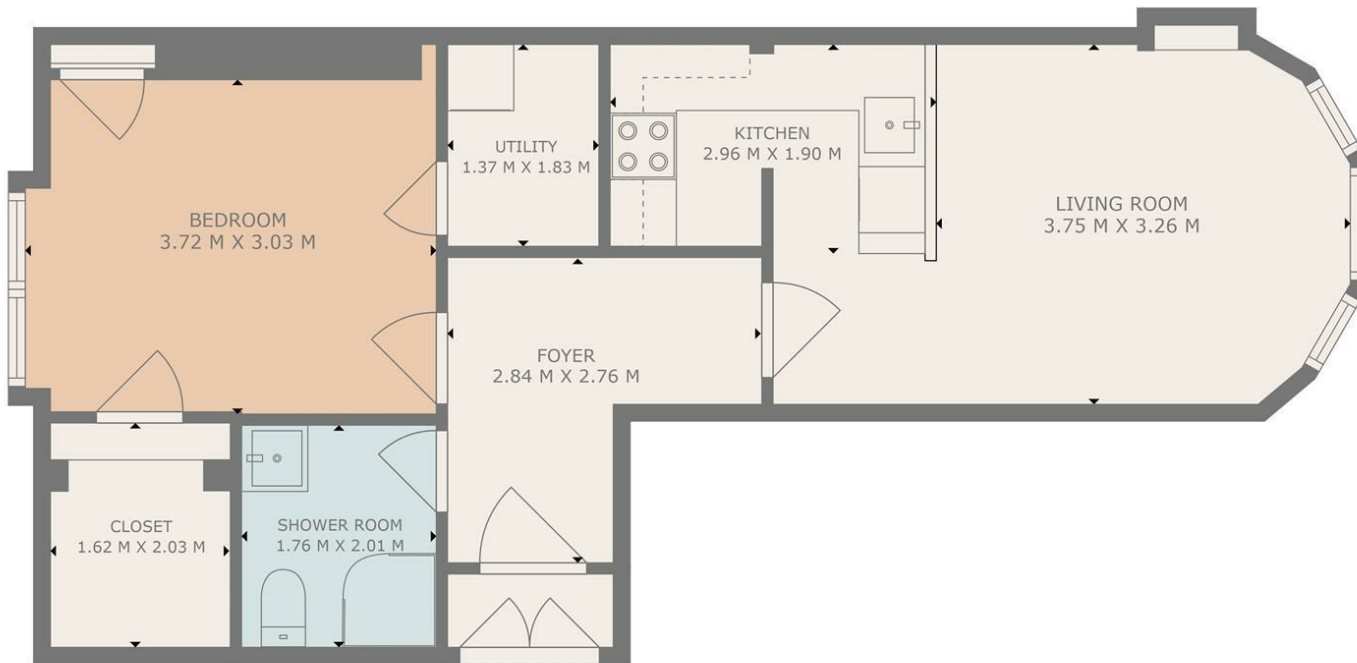
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LOCAL AUTHORITY
Renfrewshire Council

TENURE
Freehold

COUNCIL TAX BAND
A

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			65
(39-54) E			
(21-38) F		11	
(1-20) G			
Not energy efficient - higher running costs			
Scotland		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



TOTAL: 50 m²
FLOOR 1: 50 m²

THIS PLAN IS FOR LAYOUT GUIDANCE ONLY AND SHOULD NOT BE RELIED UPON AS FACT



HAXTON
PROPERTY

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