



SOLICITORS & ESTATE AGENTS



GROUND FLOOR FLAT
G/L, 28 RICCARTSBAR AVENUE, PAISLEY PA2 6BG
Offers over £85,000



VIEWING

By appointment with MSM Solicitors & Estate Agents,
Tel: 0141 339 5252. Fax: 0141 339 4617.

Description

Generously proportioned GROUND FLOOR FLAT forming part of a small landscaped development within this sought after and exclusive district. The flat is situated adjacent to the Royal Alexandra Hospital and only a few minutes to the Town Centre.

The property offers easily maintained accommodation which does require a degree of modernisation.

Entrance hall with deep walk-in cloaks/storage cupboard, impressive near 22' lounge/dining with patio doors onto south facing balcony, two double bedrooms (each with fitted wardrobes/storage space), breakfasting kitchen to front overlooking gardens, partially tiled bathroom comprising three piece suite with shower above bath.

The specification includes electric heating and double glazing. There is in addition a garage situated immediately below the subjects with access from the rear service road.

EPC Rating

E

Measurements

| | |
|----------------------|-------------------------------------|
| <u>LOUNGE/DINING</u> | <u>21'9 (6.62m) x 12'0 (3.67m)</u> |
| <u>BEDROOM ONE</u> | <u>12'0 (3.67m) x 10'10 (3.32m)</u> |
| <u>BEDROOM TWO</u> | <u>10'10 (3.32m) x 10'1 (3.08m)</u> |
| <u>KITCHEN</u> | <u>10'1 (3.08m) x 8'10 (2.70m)</u> |
| <u>BATHROOM</u> | <u>6'5 (1.96m) x 5'5 (1.67m)</u> |



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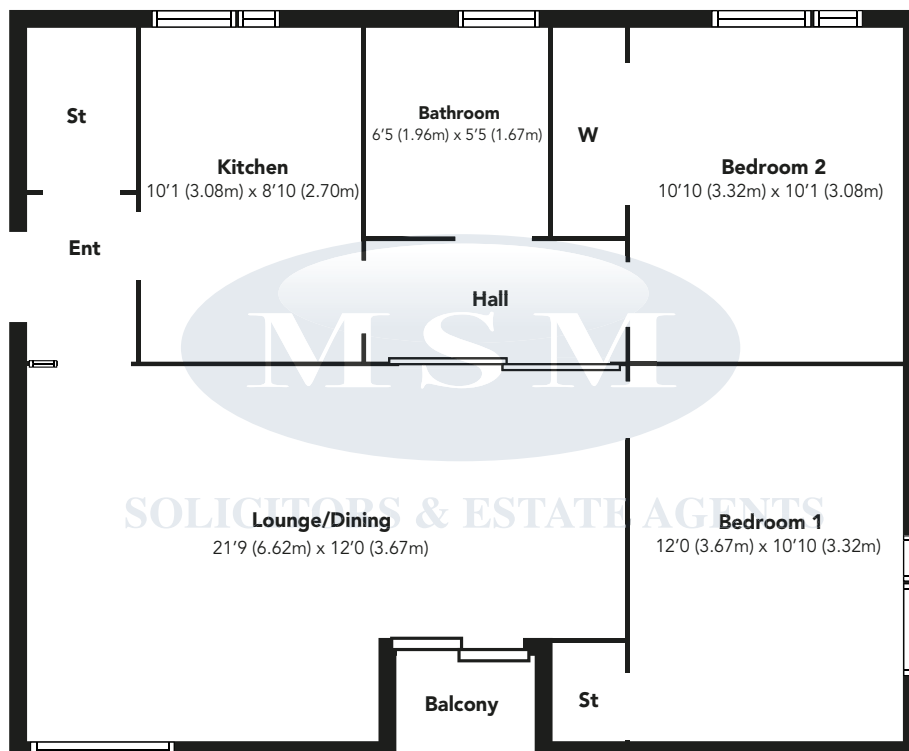
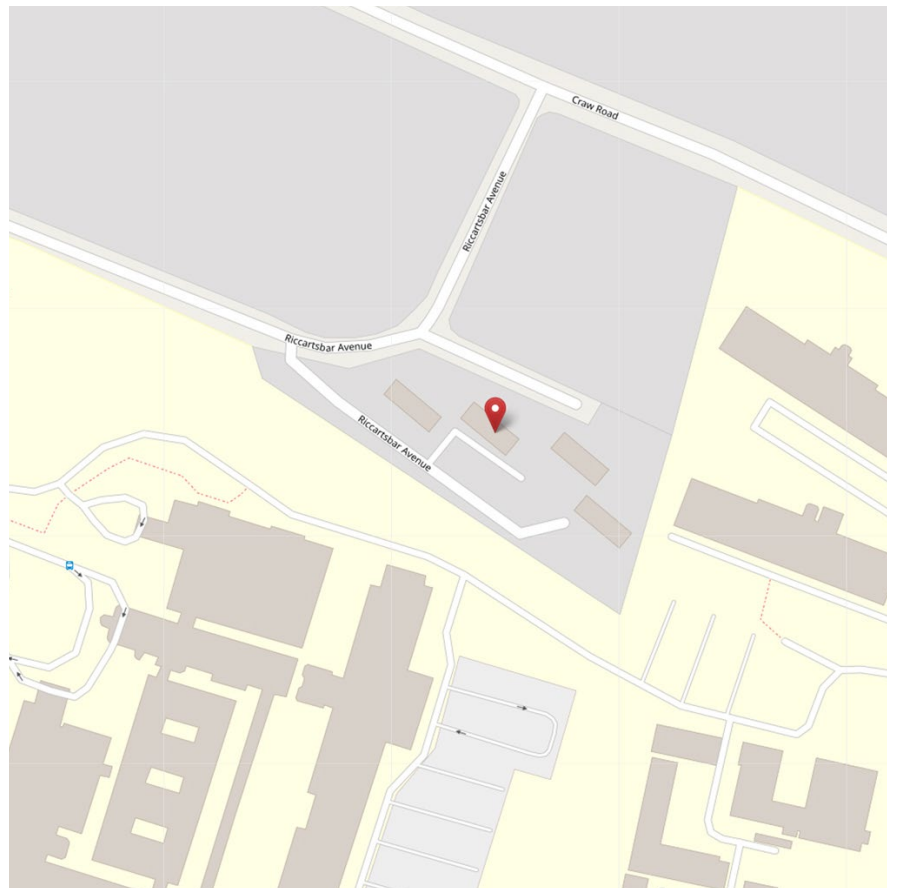
Travel Directions

Travelling south along Causeyside Street, bear right at the fork in the road onto Calside, right onto Crow Road (the Royal Alexandra Hospital on left) turn left onto Riccartbar Avenue, left into the cul-de-sac where number 28 is the on the right.

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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



Floorplans are indicative only - not to scale

Produced by [Plushplans](#)

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

43 Crow Road, Partick, Glasgow G11 7SH
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