



Flat J
2 Thornly Park
Avenue
Paisley
PA2 7SB



DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are 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.

LOCATION

Welcome to 2J Thornly Park Avenue which is a well presented apartment situated on the third floor of this modern block of only five apartments set in the highly sought after conservation, Thornly Park District of Paisley.

ACCOMMODATION

A carpeted and welcoming communal hallway (with security entry system) gives access to the stairwell and the only apartment on the third floor.

A welcoming reception hallway, which is currently being utilised as a dining room. All apartments are off the hallway and comprise; lounge with a large window overlooking Paisley. A modern dining kitchen, with a selection of beech wall and base units complimented by integrated appliances. Two double bedrooms with fitted furniture, with the principal bedroom having the en-suite shower room. Completing the accommodation is a family three piece bathroom

The specification includes gas central heating and double glazing.

Externally there are well tended landscaped communal and pleasure gardens surrounding the property with an allocated parking space and visitors spaces to the front. Viewing is highly recommended to appreciate this property.

EPC BAND

C

MEASUREMENTS

ENTRANCE HALL	25'58 x 10'95
LOUNGE	20'57 x 13'57
KITCHEN	16'97 x 13'82
BEDROOM ONE	11'22 x 10'45
EN SUITE	5'67 x 6'52
BEDROOM TWO	10'22 x 13'87
BEDROOM THREE	16'97 x 13'82
BATHROOM	6'46 x 6

COUNCIL TAX BAND

F

FACTORED BUILDING

Yes

DATE OF ENTRY

Negotiable

VIEWING

Wright & Crawford 0141-887-6211

