



3/1, 15 CROSSFLAT CRESCENT, PAISLEY. PA1 1PN.

CASTLEHEAD PROPERTIES ARE DELIGHTED TO BRING TO THE MARKET THIS TRADITIONAL SANDSTONE ONE BEDROOM FLAT SITUATED IN THE POPULAR EAST END OF PAISLEY CLOSE TO ALL LOCAL AMENITIES AND PAISLEY TOWN CENTRE. THE PROPERTY IS IN GOOD ORDER INTERNALLY WITH NEUTRAL DECOR AND THE FULL ROOF HAS RECENTLY BEEN REPLACED. ACCESS TO THE FLAT IS VIA DOUBLE STORM DOORS INTO VESTIBULE AND HALL WHICH HAS 2 STORAGE CUPBOARDS AND OAK EFFECT LAMINATED FLOORING; GOOD SIZED LOUNGE HAS BAY WINDOW TO FRONT, SHELVED ALCOVE AND RECESS AREA, MARBLE FIREPLACE WITH GAS FIRE INSERT; OAK EFFECT LAMINATED FLOORING. KITCHEN HAS BEECH EFFECT UNITS, BLACK MOTTLE EFFECT WORK SURFACE AND SPLASHBACK TILING. CERAMIC HOB, ELECTRIC FAN OVEN, COOKER HOOD, WASHING MACHINE AND FRIDGE FREEZER; AMPLE SPACE FOR SMALL DINING TABLE AND CHAIRS; SLATE EFFECT FLOOR TILES; UTILITY ROOM MEASURES (1.87M X 1.19M) AND HOUSES A TUMBLE DRIER. GOOD SIZE DOUBLE BEDROOM WITH WALK-IN STORAGE CUPBOARD / WARDROBE; BATHROOM HAS 3 PIECE SUITE WITH ELECTRIC SHOWER UNIT, HEATED TOWEL RAIL, PARTIAL CREAM WALL TILING ON LOWER WALLS. BENEFITS INCLUDED GAS CENTRAL HEATING AND DOUBLE GLAZING. AMPLE ON STREET PARKING. COMMUNAL REAR GARDEN AND DRYING AREA. EASY ACCESS TO M8 MOTORWAY WHICH PROVIDES ADDITIONAL LINKS TO GLASGOW INTERNATIONAL AIRPORT, BRAEHEAD SHOPPING AND LEISURE COMPLEX AND GLASGOW CITY CENTRE. THE PROPERTY IS IN AN IDEAL FIRST TIME PURCHASE OR BUY TO LET. WOULD HIGHLY RECOMMEND A VIEWING !



- ONE BEDROOM TOP FLAT
- BUILDING HAS BRAND NEW ROOF
- COMMUNAL REAR GARDEN
- SECURE DOOR ENTRY
- SOUGHT AFTER LOCALE
- GAS CENTRAL HEATING & DOUBLE GLAZING
- MODERN FITTED KITCHEN AND BATHROOM

OFFERS OVER £85,000

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ENTRANCE HALL 8' 2" x 7' 6" (2.48M x 2.29M)

LOUNGE 22' 10" x 11' 4" (6.95M x 3.46M)

KITCHEN/DINER 13' 11" x 11' 3" (4.24M x 3.44M)

UTILITY ROOM 6' 2" x 3' 11" (1.87M x 1.19M)

BEDROOM 16' 2" x 10' 1" (4.93M x 3.07M)

BATHROOM 12' 10" x 5' 8" (3.90M x 1.72M)

COMMUNAL REAR



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