



3/1, 3 CROSSFLAT CRESCENT, PAISLEY. PA1 1NS.

THIS LOVELY ONE BEDROOM TOP FLOOR FLAT IS SITUATED IN A PRIME LOCATION IN THE SOUGHT AFTER EAST END OF PAISLEY, WITHIN CLOSE PROXIMITY TO AN ARRAY OF LOCAL AMENITIES, INCLUDING SHOPS, RESTAURANTS, SCHOOLS AND EXCELLENT TRANSPORT LINKS. ON ENTRY TO THE FLAT WE HAVE THE L-SHAPED ENTRANCE HALL WHICH HAS OAK EFFECT LAMINATE FLOORING AND CLOAKROOM, SPACIOUS FRONT FACING LOUNGE AGAIN WITH OAK EFFECT LAMINATE FLOORING; BAY WINDOW AND AMPLE SPACE FOR DINING TABLE AND CHAIRS; FIRE SURROUND WITH INSET ELECTRIC CONVECTOR HEATER. GALLEY STYLE KITCHEN WITH AMPLE STORAGE AND MARBLE EFFECT WORK SURFACE AND VINYL FLOORING, ELECTRIC HOB AND OVEN; OVERHEAD EXTRACTOR HOOD; WASHING MACHINE AND FRIDGE/FREEZER. BEDROOM FACES TO FRONT AND HAS GOOD SIZED WALK IN STORAGE CUPBOARD/WARDROBE, AND ADDITIONAL CLOSET. BATHROOM HAS 3 PIECE SUITE WITH OVERHEAD ELECTRIC SHOWER UNIT, WET WALL PANELLING AND CREAM VINYL FLOORING. SECURE DOOR ENTRY; DOUBLE GLAZING; PARKING PERMIT AVAILABLE; GOOD SIZE STORAGE CELLAR ON LANDING; AND COMMUNAL REAR COURTYARD. THIS IS AN IDEAL FIRST TIME PURCHASE OR BUY TO LET IN A GOOD AREA, VIEWING IS HIGHLY RECOMMENDED.

- SOUGHT AFTER EAST END LOCATION
- SECURE DOOR ENTRY
- PRIVATE CELLAR ON LANDING
- CLOSE TO ALL LOCAL AMENITIES & TRANSPORT LINKS
- ONE BEDROOM TOP FLOOR FLAT
- ON STREET PARKING / PERMIT AVAILABLE
- DOUBLE GLAZING AND ELECTRIC HEATING
- COMMUNAL REAR COURTYARD

OFFERS OVER £65,000

3/1, 3 CROSSFLAT CRESCENT, PAISLEY. PA1 1NS.

OFFERS OVER £65,000

ENTRANCE HALL 9' 5" x 8' 8" (2.86M x 2.63M)

LOUNGE 19' 10" x 12' 6" (6.05M x 3.80M)

KITCHEN 13' 0" x 5' 6" (3.95M x 1.67M)

BEDROOM 17' 7" x 8' 7" (5.37M x 2.62M)

BATHROOM 12' 2" x 4' 4" (3.7M x 1.33M)

COMMUNAL REAR



THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of built, unfinished, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for general guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be given regarding their efficiency or condition.
Made with Blueprints 12/2015

As a regulated business we are required to comply with the "The Money Laundering, Terrorist Financing and Transfer Funds (Information on the Payer) Regulations 2017. Intending purchasers will be asked to produce documentation to satisfy these requirements on acceptance of a formal offer. These will include proof of identification, proof of address and proof of funds to facilitate the purchase including deposit and any loan funds. Your cooperation in this is greatly appreciated.

DISCLAIMER - WHILST WE ENDEAVOR TO MAKE THESE PARTICULARS AS ACCURATE AS POSSIBLE, THEY DO NOT FORM PART OF ANY CONTRACT OR OFFER, NOR ARE THEY GUARANTEED. MEASUREMENTS ARE APPROXIMATE AND IN MOST CASES ARE TAKEN WITH A DIGITAL/SONIC MEASURING DEVICE AND ARE TAKEN AT 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 ENDEAVOR TO ASSIST YOU IN ANY WAY POSSIBLE.



OFFERS OVER £65,000