



197 Whitehaugh Ave  
Paisley  
PA1 3SW



#### 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

Wright and Crawford are delighted to present to the market this seldom available, well presented and generously proportioned ground floor cottage flat situated within a desirable area in Paisley, ideally placed for access to amenities and transport links. Ideal first time buyer or downsizer.

## ACCOMMODATION

Accommodation comprises: Entrance vestibule entered through a u.p.v.c. security door, side facing window and under-stair cupboard. The welcoming reception hallway with laminated flooring and a built-in shelved cupboard. There is a bright and spacious lounge with a front facing bay window formation, laminated flooring, a recessed shelved alcove with cupboard below housing the electricity meter, a modern fire surround, fresh decor. The kitchen has a selection of fitted base and wall mounted units with modern tiling. There is a gas hob, electric fan assisted oven, an extractor hood, plumbing for washing machine, space for a fridge freezer, and a concealed boiler. There is a bright and well-proportioned front facing bedroom and a modern bathroom with a three piece white suite comprising a w.c, wash hand basin and a bath with a over-bath shower and screen. The subjects benefit from gas central heating, double glazing. Front and rear gardens, with communal areas. Early viewing advised.

## MEASUREMENTS

|             |           |
|-------------|-----------|
| Lounge      | 4'7 x 3'8 |
| Bedroom One | 2'7 x 2'0 |
| Kitchen     | 4'0 x 2'0 |
| Bathroom    | 2'7 x 2'0 |

## Council Tax Band B

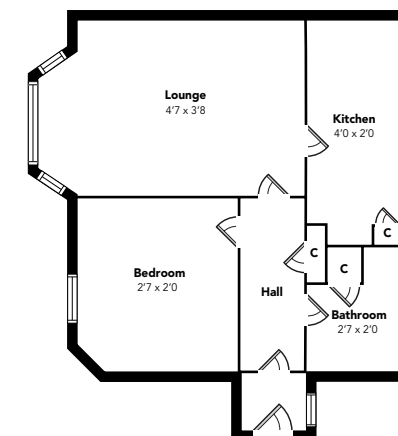
## EPC Band D

## DATE OF ENTRY

Negotiable

## VIEWING

Wright & Crawford 0141-887-6211



Floorplans are indicative only - not to scale  
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