



18 GLENALLAN WAY, PAISLEY. PA2 0SJ.

"THE HOME REPORT VALUATION ON THIS PROPERTY IS 80,000.00. DETAILS OF THE HOME REPORT CAN BE ACCESSED AT:- [HTTP://WWW.PACKDETAILS.COM/NOTIFY.HTM?SR=HP/HR/](http://www.packdetails.com/notify.htm?sr=hp/hr/) EPC BAND C



- 2 BEDROOM MID TERRACE VILLA
- 2 DOUBLE BEDROOMS
- FRONT & REAR GARDEN
- PRIMARY & SECONDARY SCHOOLS CLOSE BY
- SOUGHT AFTER LOCALE
- ON STREET PARKING
- NEEDS INTERNAL UPGRADING
- CLOSE TO ALL LOCAL AMENITIES

OFFERS OVER £76,500

DISCLAIMER
THIS PROPERTY IS BEING SOLD IN ITS PRESENT CONDITION AND NO WARRANTY WILL BE GIVEN TO ANY PURCHASER WITH REGARD TO THE EXISTENCE OR CONDITION OF THE SERVICES OR ANY HEATING OR OTHER SYSTEM WITHIN THE PROPERTY. ANY INTENDING PURCHASERS WILL REQUIRE TO ACCEPT THE POSITION AS IT EXISTS SINCE NO TESTING OF ANY SERVICES OR SYSTEMS CAN BE ALLOWED. NO MOVEABLE ITEMS WILL BE INCLUDED IN THE SALE

ENTRANCE HALL 11' 10" x 5' 11" (3.6M x 1.8M)

LOUNGE 14' 5" x 12' 4" (4.40M x 3.77M)

KITCHEN 12' 5" x 5' 11" (3.79M x 1.80M)

INNER HALL 8' 6" x 3' 10" (2.6M x 1.18M)

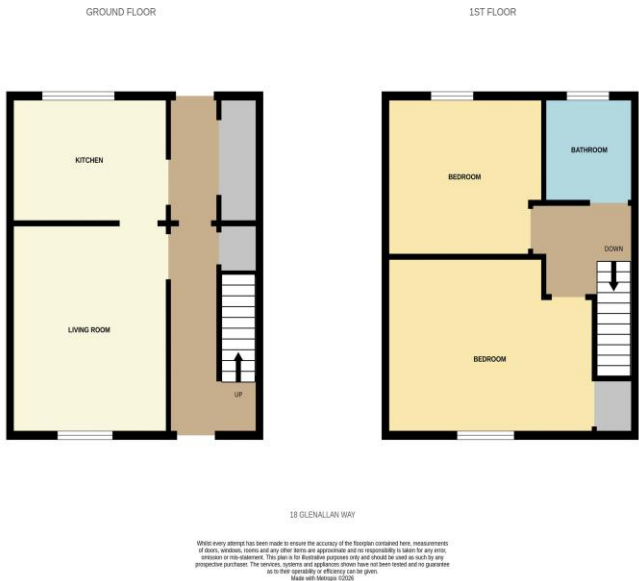
UPPER HALL 7' 4" x 6' 0" (2.24M x 1.83M)

BATHROOM 6' 5" x 6' 0" (1.95M x 1.83M)

BEDROOM 1 15' 5" x 10' 5" (4.69M x 3.18M)

BEDROOM 2 12' 2" x 10' 5" (3.72M x 3.18M)

VIEWS



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 ON 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



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