



**Ross + Liddell**  
Since 1854



## Directions

## Viewings

Viewings by arrangement only. Call 0141 334 3670 to make an appointment.

## EPC Rating

C

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 76                      | 77        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| Scotland                                    | EU Directive 2002/91/EC |           |



20 Spoolers Road, Paisley, PA1 2UL

£850 PCM

- Flat
- 2 Bedrooms
- 1 Receptions
- SHOWER
- ON-SUITE
- Electric
- Unfurnished Property
- FITTED KITCH
- ENTRYPHONE

# 20 Spoolers Road, PA1 2UL

Ross and Liddell are delighted to offer to the market this fantastic two bedroom unfurnished modern second floor flat located close to local amenities and schooling.

The property comprises entrance Hall, Lounge, two double Bedrooms 1 with en-suite shower, family Bathroom, & fitted Kitchen. VIEWING ESSENTIAL Further benefits include electric heating, neutral decor and residents parking.

LANDLORD REGISTRATION NUMBER 328454/350/18141  
LETTING AGENT REG NUM - LARN1805012  
EPC RATE D  
Council Tax Band D

Video Tour :- <https://youtu.be/KFN1gnfLi6c>

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 C

Council Tax Band: D

