



2 OLIPHANT OVAL, PAISLEY. PA2 ODE.

CASTLEHEAD PROPERTIES ARE DELIGHTED TO PRESENT TO THE MARKET THIS LOVELY ONE BEDROOM, OWN DOOR UPPER COTTAGE FLAT SITUATED IN A POPULAR SETTING IN THE FOXBAR AREA OF TOWN. THE PROPERTY IS WELL PRESENTED AND COMPRISES OF CARPETED STAIRCASE TO UPPER HALLWAY WITH ACCESS TO SPACIOUS LOUNGE WHICH IS FLOODED WITH NATURAL LIGHT FROM BOTH FRONT AND REAR FACING WINDOWS, MODERN KITCHEN HAS AMPLE BLACK GLOSS UNITS AND MOTTLE WORK SURFACE, GREY MOSAIC FEATURE WALL AND OAK EFFECT LAMINATE FLOORING; TUMBLE DRIER, WASHING MACHINE, GAS COOKER, AND FRIDGE FREEZER. GOOD SIZED FRONT FACING BEDROOM WITH FRESH DECOR AND GREY CARPET. BATHROOM HAS THREE PIECE SUITE WITH OVERHEAD ELECTRIC SHOWER, GLASS SHOWER SCREEN, WET WALL AND TILING THROUGHOUT, GREY VINYL FLOOR TILES. PRIVATE FRONT AND REAR GARDEN AREAS. ON STREET PARKING. GAS CENTRAL HEATING AND DOUBLE GLAZING. SITUATED CLOSE TO ALL LOCAL AMENITIES, SCHOOLS AND GOOD TRANSPORT LINKS. IDEAL FIRST TIME PURCHASE, VIEWING IS ADVISED TO BE FULLY APPRECIATED!

- OWN DOOR UPPER COTTAGE FLAT
- MODERN, FRESH DECOR THROUGHOUT
- PRIVATE GARDEN TO FRONT AND REAR
- IDEAL FIRST TIME PURCHASE
- WELL PRESENTED ONE BEDROOM
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- ON STREET PARKING
- CLOSE TO ALL LOCAL AMENITIES

OFFERS OVER £70,000

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ENTRANCE STAIRCASE

HALLWAY 9' 7" x 7' 2" (2.92M x 2.18M)

LOUNGE 15' 1" x 10' 6" (4.61M x 3.20M)

KITCHEN 12' 5" x 9' 10" (3.79M x 3.0M)

BEDROOM 12' 4" x 10' 8" (3.77M x 3.25M)

BATHROOM 5' 11" x 5' 5" (1.81M x 1.66M)

FRONT GARDEN

REAR GARDEN



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of areas, volumes, masses and any other such data are approximate and to be regarded as being for general information only. The data, to whom and upon what basis any such data are taken are not to be taken as a guarantee of accuracy. The data, to whom and upon what basis any such data are taken are not to be taken as a guarantee of accuracy. The data, to whom and upon what basis any such data are taken are not to be taken as a guarantee of accuracy. Made up between 2020.

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.

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