



## 1/2, 4 ROBERTSONS GAIT, PAISLEY. PA2 6DN.

CASTLEHEAD PROPERTY ARE DELIGHTED TO BRING TO THE MARKET THIS MODERN STYLE TWO BEDROOM FIRST FLOOR FLAT SITUATED WITHIN THE POPULAR 'ROBERTSON'S GAIT' DEVELOPMENT IN THE SOUTH SIDE OF PAISLEY AND IS LOCATED WITHIN EASY WALKING DISTANCE OF LOCAL AMENITIES AS WELL AS CANAL ST TRAIN STATION, PRIMARY AND SECONDARY SCHOOLS. INTERNALLY THE PROPERTY HAS BEEN FRESHLY DECORATED AND OFFERS SPACIOUS ACCOMMODATION COMPRISING OF L-SHAPED ENTRANCE HALL WITH LIGHT BEECH EFFECT LAMINATE FLOORING, LOUNGE HAS FEATURE FIRE PLACE WITH ELECTRIC CONVECTOR HEATER AND AGAIN BEECH EFFECT LAMINATE FLOORING, THROUGH TO THE KITCHEN WHICH HAS AMPLE STORAGE, WORK SURFACE AND SPLASHBACK THROUGHOUT; ELECTRIC HOB AND OVEN WITH EXTRACTOR HOOD; MOSAIC EFFECT VINYL FLOORING, 2 GOOD SIZE BEDROOMS FACING TO THE REAR, AND FINALLY BATHROOM HAS 3 PIECE SUITE WITH OVERHEAD SHOWER UNIT AND MOSAIC EFFECT VINYL FLOORING. BENEFITS INCLUDE DOUBLE GLAZING, SECURE DOOR ENTRY, RESIDENTS' PARKING AND LANDSCAPE SURROUNDS. THIS IS AN IDEAL FIRST TIME PURCHASE OR BUY TO LET INVESTMENT WITH GOOD RENTAL YIELD.



- TWO BEDROOM FIRST FLOOR FLAT
- SOUGHT AFTER SOUTH SIDE LOCALE
- RESIDENTS' PARKING
- DOUBLE GLAZING
- FRESH DECOR THROUGHOUT
- SECURE DOOR ENTRY
- CLOSE TO ALL LOCAL AMENITIES
- GOOD TRANSPORT LINKS

**OFFERS OVER £100,000**

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HALLWAY 11' 2" x 7' 5" (3.4M x 2.26M)

LOUNGE 13' 5" x 11' 7" (4.09M x 3.54M)

KITCHEN 9' 9" x 5' 11" (2.97M x 1.8M)

BEDROOM 1 13' 1" x 9' 11" (3.98M x 3.01M)

BEDROOM 2 13' 1" x 7' 9" (3.98M x 2.35M)

BATHROOM 6' 3" x 5' 9" (1.90M x 1.75M)



FIRST FLOOR



Whilst every effort has been made to ensure the accuracy of the floor plan, measurements of rooms, corridors and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given in this regard. Measurements are in meters.

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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