



## 110 SAUCEL CRESCENT, PAISLEY. PA1 1SX.

CASTLEHEAD PROPERTIES ARE DELIGHTED TO BRING TO THE MARKET THIS 2 BEDROOM UPPER FLOOR FLAT LOCATED WITHIN THE EVER-POPULAR SOUTH SIDE OF PAISLEY CLOSE TO ALL LOCAL AMENITIES, SCHOOLS AND TRANSPORT LINKS. ACCOMODATION CONSISTS OF SPACIOUS ENTRANCE HALL WITH LARGE STORAGE CUPBOARD, SPACIOUS FRONT FACING LOUNGE HAS HARDWOOD EFFECT LAMINATE FLOORING; PARIS BALCONY; AND STUNNING VIEWS. KITCHEN HAS AMPLE STORAGE AND GREY WORK SURFACE AND SPLASHBACK WALL TILING. BOTH BEDROOMS HAVE STORAGE CUPBOARD / WARDROBE WITH MIRRORED SLIDING DOORS; MASTER EN-SUITE HAS 2 PIECE SUITE, CUBICLE WITH OVERHEAD SHOWER UNIT AND WET WALL; BATHROOM HAS 3 PIECE SUITE AND WALL TILING TO CHEST HEIGHT THROUGHOUT. THERE IS ALSO PRIVATE RESIDENTS' PARKING; LIFT ACCESS; DOUBLE GLAZING AND GAS CENTRAL HEATING. THE PROPERTY IS IDEALLY SUITED TO FIRST-TIME BUYERS, PROFESSIONALS OR BUY-TO-LET INVESTORS 'NO ONWARD CHAIN'. EPC BAND B

- 2 BEDROOM UPPER APARTMENT
- PRIVATE RESIDENTS' PARKING
- GAS CENTRAL HEATING & DOUBLE GLAZING
- MASTER EN-SUITE SHOWER ROOM
- GOOD SOUTH SIDE LOCATION WITH STUNNING VIEWS
- SECURE DOOR ENTRY AND LIFT
- PARIS BALCONY
- CLOSE TO ALL LOCAL AMENITIES &

**OFFERS OVER £90,000**

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#### 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.

**ENTRANCE HALL** 15' 9" x 10' 7" (4.8M x 3.22M)

**LOUNGE**

**KITCHEN**

**OPEN PLAN LOUNGE / KITCHEN** 27' 6" x 13' 7" (8.37M x 4.14M)

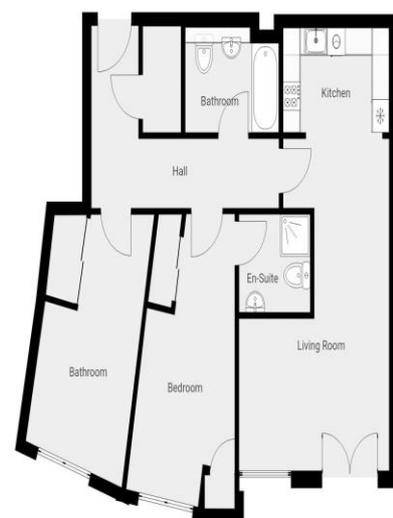
**BEDROOM 1** 16' 9" x 7' 10" (5.10M x 2.38M)

FRONT FACING BEDROOM HAS STORAGE CUPBOARD / WARDROBE WITH MIRRORED SLIDING DOORS.

**MASTER EN-SUITE** 6' 0" x 5' 9" (1.83M x 1.76M)

**BEDROOM 2** 16' 2" x 8' 2" (4.93M x 2.49M)

**BATHROOM** 8' 2" x 6' 4" (2.5M x 1.93M)



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. CAUTION: PROPERTIES LET IT DISCLAIM ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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 OR 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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