



12 DAVAAR DRIVE, PAISLEY. PA2 8JF.

CASTLEHEAD PROPERTIES ARE DELIGHTED TO PRESENT TO THE MARKET THIS ONE BEDROOM UPPER COTTAGE FLAT SITUATED WITHIN AN ESTABLISHED RESIDENTIAL POCKET OF GLENBURN. THE PROPERTY CONSISTS OF CARPETED STAIRCASE GIVING ACCESS TO THE LOUNGE, KITCHEN, BEDROOM AND SHOWER ROOM. BRIGHT FRONT FACING LOUNGE HAS STORAGE CUPBOARD AND GIVES ACCESS TO THE KITCHEN WHICH HAS SHAKER STYLE WALL AND BASE STORAGE UNITS AND AMPLE WORK SURFACE; 4 BURNER GAS HOB, WASHING MACHINE AND UNDER COUNTER FRIDGE AND FREEZER; REAR FACING BEDROOM HAS MIRRORED SLIDING STORAGE CUPBOARD / WARDROBE; AND FINALLY SHOWER ROOM WITH 2 PIECE SUITE, SHOWER CABINET AND FULL WALL TILING. DOUBLE GLAZING; GAS CENTRAL HEATING; PRIVATE FRONT AND REAR GARDEN WITH SHARED DRYING AREA; AMPLE ON STREET PARKING. THIS PROPERTY OFFERS IDEAL ACCOMMODATION FOR FIRST TIME BUYERS OR INVESTOR AND IS CLOSE TO ALL LOCAL AMENITIES, SCHOOLS AND ALSO ON A BUS ROUTES PROVIDING SERVICES TO PAISLEY TOWN CENTRE AND OTHER OUTLYING AREAS.



- ONE BEDROOM UPPER COTTAGE FLAT
- OWN DOOR ACCESS
- PRIVATE FRONT & REAR GARDEN, SHARED DRYING AREA
- CLOSE TO ALL LOCAL AMENITIES
- QUIET, RESIDENTIAL AREA
- AMPLE ON STREET PARKING
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- IDEAL FIRST TIME PURCHASE OR BUY TO LET

OFFERS OVER £60,000

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LOUNGE 14' 1" x 12' 8" (4.3M x 3.85M)

KITCHEN 11' 10" x 7' 5" (3.60M x 2.26M)

HALLWAY 14' 8" x 4' 7" (4.46M x 1.4M)

BEDROOM 13' 4" x 8' 6" (4.06M x 2.60M)

SHOWER ROOM 5' 8" x 5' 5" (1.73M x 1.64M)

FRONT GARDEN

REAR GARDEN



FIRST FLOOR



While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of rooms, fixtures, fittings and other items are approximate and are intended to provide a general indication of the layout. The floor plan, system and distribution shown herein are not intended to be used as a legal document. It is recommended that you consult a professional surveyor for more detailed information. Made with Designa 12/15

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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