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GSPC
PROPERTY

Cockburn
& Co.
Solicitors
Bridge Of Weir

**FLAT 1/2,
1 ARTHUR STREET,
PAISLEY,
PA1 2PD.**

OFFERS AROUND £38,000



Excellent opportunity to purchase this good sized two bedroom first floor flat within a short distance from Paisley town centre. Ideal first time purchase or a buy-to-let. A degree of modernisation is required by this has been reflected in the asking price. The accommodation comprises good sized lounge, kitchen with deep storage cupboard, two bedrooms and shower room. The property has gas central heating which was installed one year ago and double glazed windows. Door entry system. Communal drying area and off street parking.

ENTRANCES

Enter via timber door into L shaped hallway with door access to lounge, bedrooms and shower room. Built-in cupboard. Smoke alarm. Radiator.

LOUNGE 11'5" x 17'7"

Bright spacious lounge with window to rear. Electric fire with surround. Built-in cupboard housing electric meters. Fitted carpet. Venetian blinds. Radiators. Door access to kitchen.

KITCHEN 10'8" x 6'9"

Accessed from lounge is this bright good sized kitchen with wall and floor mounted units. Stainless steel sink. Gas mounted combi boiler. Deep walk-in cupboard. Radiator.

BEDROOM 1 15'10" x 7'10"

Good sized double bedroom with window to front. Built-in double cupboard with hanging. Radiator.

BEDROOM 2 7'0" x 10'2"

Small double bedroom with window to front. Radiator.

SHOWER ROOM

White wc and wash hand basin. Shower cubicle with Mira electric shower. Partial tiling. Extractor fan. Radiator.

COMMUNAL AREA

Enclosed communal drying and bin area.

COMMUNAL PARKING AREA

There is a communal residents' car parking area to rear with on street parking to front.

DIRECTIONS

On entering Paisley on the A737 proceed along Ferguslie into Broomlands Street and then into Wellmeadow Street turn left at traffic lights into Well Street proceed down and Arthur Street is the second turning on the left. Number 1 is the first building on the left after the residents' car parking area. Entry to the property is by the fenced area to front and the flat is buzzer number 1/4.

EPC Rating

C

ENTRY

By negotiation.

VIEWING

By appointment with Messrs. Cockburn & Co., Solicitors, Burngill Place, Main Street, Bridge of Weir Telephone (01505) 690500.

OFFERS

Offers in writing are invited and should be submitted to:

Messrs. Cockburn & Co., Solicitors, Burngill Place, Main Street, Bridge of Weir. Telephone 01505 690500. Fax 01505 690235.

DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device. 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 endeavour to assist you in any way possible.

