

FOR SALE
UPPER COTTAGE FLAT



75 CRAGS AVENUE, PAISLEY

UPPER QUARTER COTTAGE FLAT IN THE POPULAR RESIDENTIAL AREA OF LOCHFIELD, IN THE SOUTH END OF PAISLEY. THIS IS AN EXCELLENT LOCATION FOR 2 LOCAL PRIMARY SCHOOLS AND IT IS CONVENIENTLY SITUATED CLOSE TO MORRISONS SUPERMARKET, A GOOD LOCAL BUS SERVICE TO PAISLEY TOWN CENTRE AND 10 MINUTES TO M8 AND 15 MINUTES TO GLASGOW AIRPORT. THE ACCOMMODATION COMPRISES :SPACIOUS LOUNGE, KITCHEN & BATHROOM.

DESCRIPTION.

Small entrance hall with gas central heating radiator, carpeted flight of stairs to half landing, further 3 steps to main hall. There is a shelved airing cupboard in the hall.

LOUNGE - 16' X 12'

Front facing spacious front room with 3 double glazed windows with vertical blinds. Laminate flooring. Fireplace with gas fire and timber fire surround. Gas central heating radiator. Fresh décor.

BEDROOM 1 – 12'6" X 9'3"

This bedroom is situated off the lounge and could also be used as a dining room. Facing rear gardens there is a single, double glazed window with vertical blinds, fitted carpet in neutral colour, gas central heating radiator. Telephone point. Fresh décor.

BEDROOM 2 – 12'4" X 11'

Bedroom also facing rear of property. Single, double glazed window with vertical blind. Fitted carpet in neutral colours. Gas central heating radiator. Press housing the central heating boiler.

KITCHEN – 11'5" X 7'4"

The kitchen faces the front of the property. Single, double glazed window with roller blind. White single drainer sink unit. Timber wall and floor

KITCHEN CONT'D.

standing units, gas hob and over, Hoover washing machine. Tiled areas around work surfaces. Laminate flooring.

BATHROOM – 6' x 4'8"

Small bathroom with white 3 piece bathroom suite with shower attachment over bath and shower screen. Small wash hand basin and WC. Tiling to full height around bath area. Gas central heating radiator. Single opaque glass double glazed window.

OFFERS OVER £75,000 for quick sale, should be submitted to Ross & Liddell, 25 Gauze Street, Paisley PA1 1ES, telephone 0141 889 8146.

ENTRY

The property is vacant and immediate entry can be given on conclusion of missives.

NOTE OF INTEREST

Please note your interest with us so that we may inform you of any closing date for offers.

For further details and viewing arrangements, please contact Sharon Conway at Ross & Liddell, 25 Gauze Street, Paisley PA1 1ES, e-mail : s-conway@ross-liddell.com

Date particulars prepared : 8th June, 2009

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. No person in the employment of Ross & Liddell Limited has any authority to make, or give any representation or warranty whatever, in relation to the property.