



Kilpatrick Avenue | | Paisley | PA2 9DL

Offers Over £95,000

moving

ESTATE AGENTS

Moving Estate Agents are delighted to welcome to the market Kilpatrick Avenue.

An excellent modern one-bedroom ground-floor flat, in true walk-in condition.

Property Description

Situated in the Paisley area, this truly outstanding one-bedroom flat on the ground floor would appeal to first-time buyers or downsizers in the area looking for a modern flat in a quiet location.

From the secure entry door, you enter the communal hallway with stair access to all main apartments. Through the main door, you enter the entrance hall, where you will have access to all rooms. First door on the right takes you to the family bathroom with a three-piece suite, shower over bath and tiled splashback. The lounge is located at the front of the property with a picture window giving a bright and airy feel with open outlooks and lots of natural light. From the hall, the fitted modern kitchen features a selection of quality floor- and wall-mounted units and contrasting worktops. The accommodation comprises a double bedroom at the front of the property with built-in mirrored storage.

Externally, the property has residents' parking and well-maintained communal garden grounds.

The property also benefits from Electric Heating, Double Glazing, excellent storage throughout and off-street residents parking.

Kilpatrick Avenue itself provides an array of local amenities with only being walking distance to Paisley Town Centre. A range of supermarkets, shops, bars, restaurants and transport links are in the area. Regular buses and rail links gives easy access to Paisley and beyond.

The M8 motorway network is also close by leading to Glasgow International Airport, Glasgow City Centre as well as other nearby locations.

Whilst we endeavour to provide as accurate information as possible our particulars are for reference only and should not form part of any contract or offer. Measurements are taken at the widest points and our floor plans may not be exactly to scale.

Please refer to the sellers commissioned professional Home Report for further information and all Material Facts as to the Property. The Home Report (Property Questionnaire) will indicate to the best of the seller's knowledge as to the supplied services to the property. Council Tax Band, Gas & Electricity. planning proposals and any associated risks to the property can be found here.

