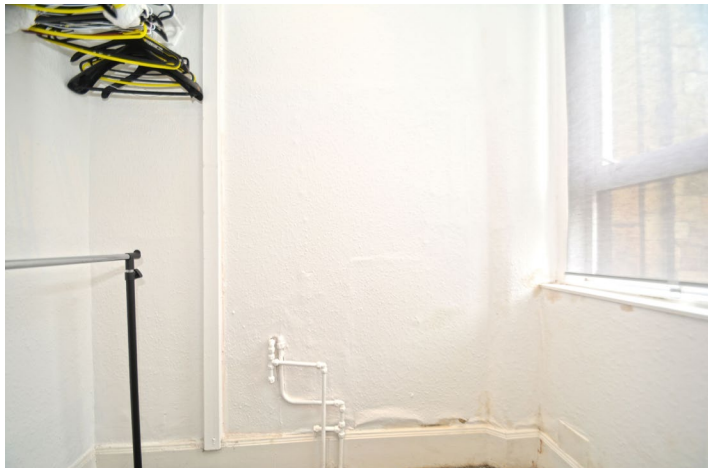




SOLICITORS & ESTATE AGENTS



GROUND FLOOR FLAT
0/2, 18 DUNN STREET, PAISLEY PA1 1NY
Fixed Price £66,500



VIEWING

By appointment with MSM Solicitors & Estate Agents,
Tel: 0141 339 5252. Fax: 0141 339 4617.

Description

Situated just a short walk to Glasgow Road with excellent public transport and shopping, this ideally situated GROUND FLOOR FLAT is also only minutes from the Town Centre. The property is within an externally refurbished blonde sandstone building and offers easily maintained yet well proportioned accommodation.

Broad reception hall with deep storage cupboard, lounge, main bedroom to rear with deep cupboard/dressing area off and enjoying aspects to rear over the residents gardens, additional double bedroom to front, fitted kitchen with access from the reception hall and comprising floor and wall mounted wood veneer fronted units with complimentary work tops, tiled splash back and tiled floor finish, integrated oven, hob and hood, bathroom comprising three piece white suite with shower above bath, tiled floor finish and partially tiled walls.

The specification includes gas central heating.

EPC Rating

C

Measurements

<u>RECEPTION HALL</u>	<u>12'3 (3.74m) x 7'6 (2.29m)</u>
<u>LOUNGE</u>	<u>14'6 (4.42m) x 11'6 (3.51m)</u>
<u>BEDROOM ONE</u>	<u>13'0 (3.97m) x 11'11 (3.63m)</u>
<u>DRESSING</u>	<u>6'3 (1.91m) x 3'6 (1.06m)</u>
<u>BEDROOM TWO</u>	<u>13'6 (4.12m) x 9'11 (3.03m)</u>
<u>KITCHEN</u>	<u>7'11 (2.42m) x 6'1 (1.86m)</u>
<u>BATHROOM</u>	<u>13'2 (4.02m) x 5'3 (1.61m)</u>



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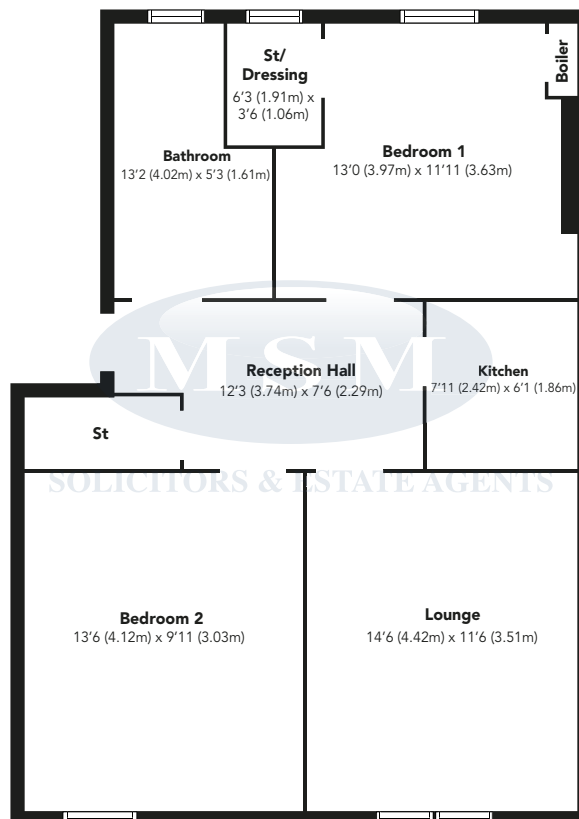
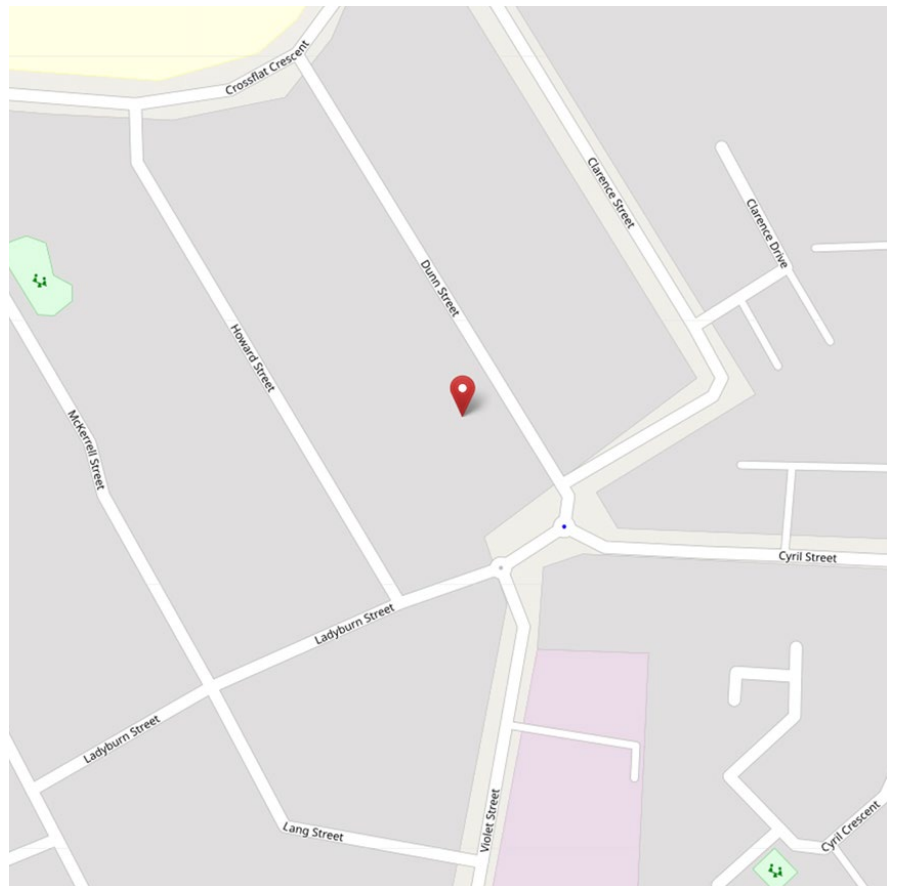
Travel Directions

From the Town Centre travel east along Glasgow Road turning right immediately before Paisley Grammar onto McKerrell Street, first left onto Crossflat Crescent, second right onto Dunn Street and number 18 is on your right immediately before the junction with Ladyburn Street.

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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



Floorplans are indicative only - not to scale

Produced by Plushplans

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

43 Crow Road, Partick, Glasgow G11 7SH
Telephone 0141 339 5252, Fax 0141 339 4617

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