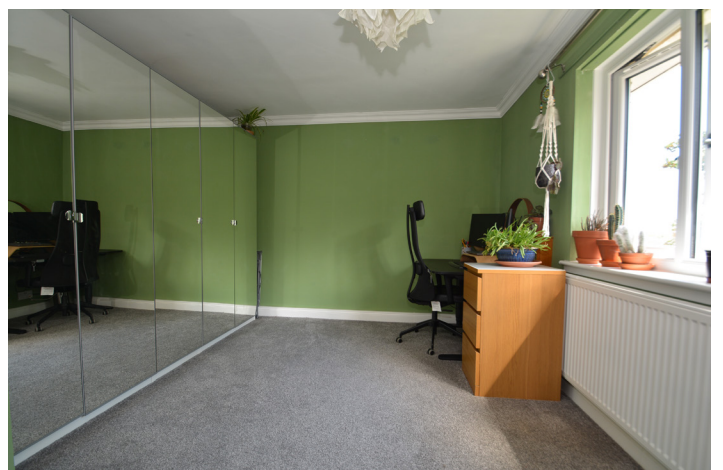




SOLICITORS & ESTATE AGENTS



**UPPER MAISONETTE
64B MOSSVALE STREET, PAISLEY PA3 2LR
Offers Over £69,000**



VIEWING

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

Description

Beautifully presented and immediately impressive UPPER MAISONETTE offering generously proportioned accommodation formed over two levels. The property has been extensively improved and is in "walk in" condition and viewing will confirm.

Situated only a few minutes from the Town Centre, the property enjoys ease of access to excellent amenities including shopping, public transport and access to the motorway.

Replacement contemporary double glazed and PVC front door onto reception hall, impressive 15'3 lounge/dining with decorative ceiling coving and pleasant tree lined aspects, professionally designed and fully refitted (2022) kitchen comprising extensive floor and wall mounted veneer fronted units with oak veneer work tops, stainless steel sockets and integrated double oven and hood.

Upper level: two generous double bedrooms and fabulous refitted (2021) bathroom comprising three piece suite to include a shower bath and wash hand basin built into vanity unit, full height wet wall panelling and chrome towel rail. There is a floored and lined attic area with velux rooflight and providing excellent additional storage.

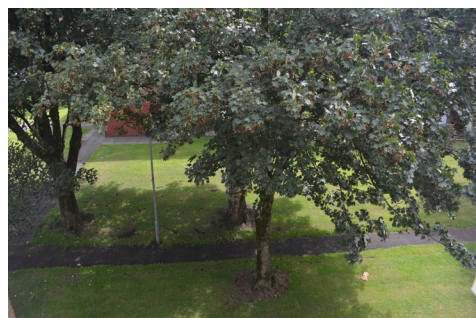
The specification includes gas central heating and modern replacement PVC double glazing.

EPC Rating

D

Measurements

LOUNGE/DINING	15'3 (4.66m) x 12'8 (3.85m)
KITCHEN	12'0 (3.65m) x 9'0 (2.75m)
UPPER LEVEL	
BEDROOM ONE	14'5 (4.39m) x 9'0 (2.74m)
BEDROOM TWO	15'3 (4.66m) x 10'9 (3.27m)
BATHROOM	6'3 (1.90m) x 6'0 (1.83m)
ATTIC	13'11 (4.25m) x 10'1 (3.08m) maximum head height 7'5 (2.26m)



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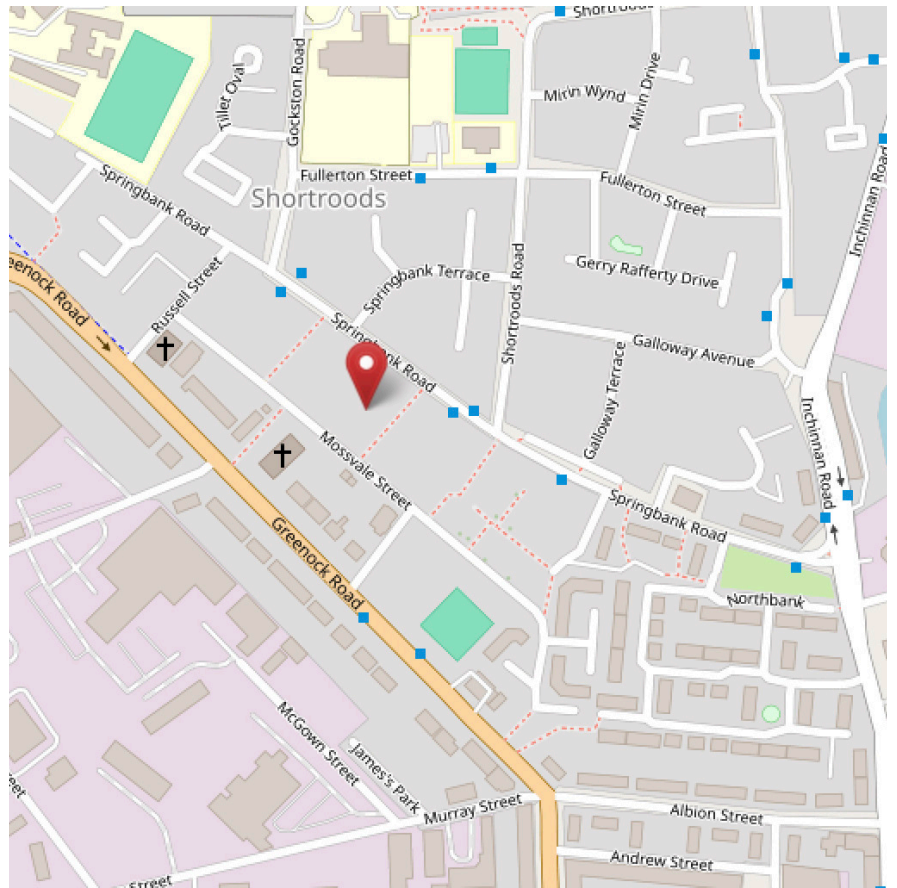
Travel Directions

Travelling north along Caledonia Street from the junction with Underwood Road and St James Street, continuing onto Greenock Road, turn right onto Russell Street, next right onto Mossvale Street and number 64B is immediately on left set back from the road.

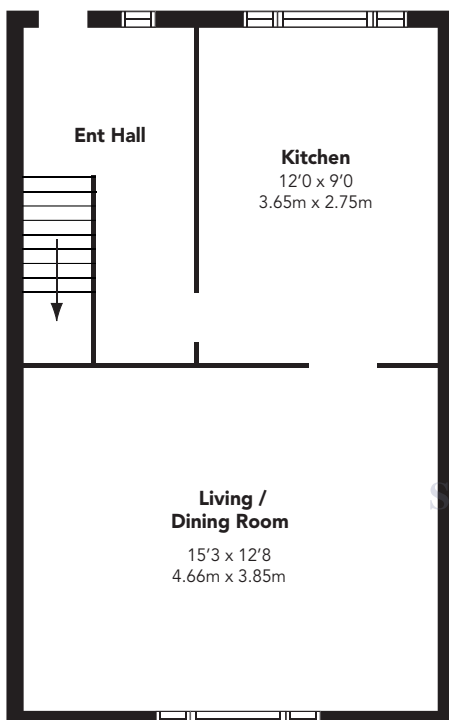
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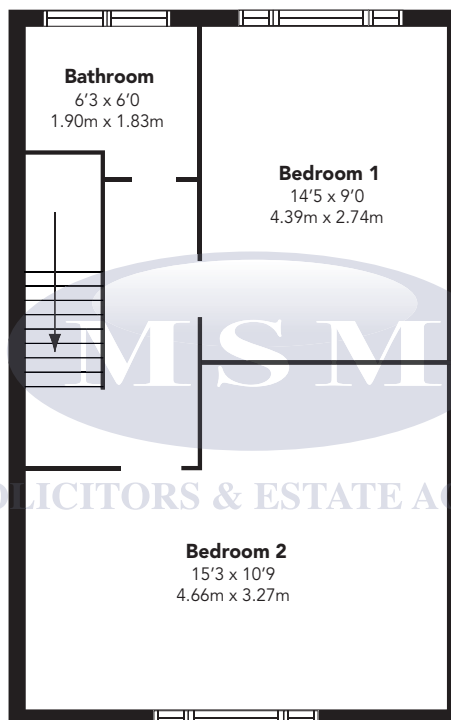
The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the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



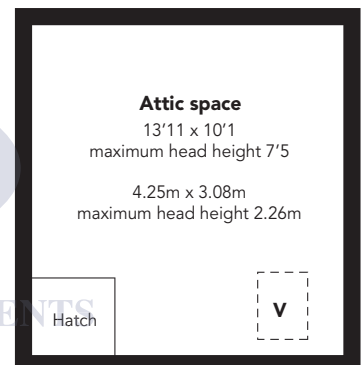
GROUND FLOOR



UPPER FLOOR



ATTIC



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.