



12 Larkin Gardens

Paisley, PA3 2AX

Offers over £76,995



Patch Estate Agents are delighted to offer to the market this spacious modern lower cottage flat with main door access. The property is situated within a popular development, close to the M8 motorway network and Glasgow Airport. Comprises entrance vestibule, lounge/dining room, kitchen, 2 bedrooms and family bathroom. Early viewing advised!!



This property benefits from a brand fitted kitchen and a newly installed central heating boiler with 2 year warranty. Although the property requires internal decoration this is a perfect property for first time buyers or investors alike.

The accommodation on offer comprises entrance vestibule leading to the lounge/dining room which is a bright and airy room with window formation to the front, there is a feature glass wall which provides natural light to the hallway.

The hallway is entered from the lounge/dining room and provides access to all other apartments with a large storage cupboard. The newly fitted kitchen has a range of base and wall units providing ample storage with a brand new built in oven, hob and cooker hood.

There are two bedrooms both with built in mirror wardrobes. The spacious family bathroom comprises a 3 piece suite with overhead shower.

GLAZING

This property benefits from timber framed double glazing.

HEATING

This property benefits from Gas Central Heating. The boiler is brand new with a 2 year warranty.

PARKING

This property benefits from private residents/visitor parking.

ACCOMMODATION SIZES (All sizes are approximate)

Lounge 5.16m x 3.66m

Kitchen 2.72m x 2.51m

Bedroom One 3.71m x 2.62m

Bedroom Two 3.28m x 2.44m

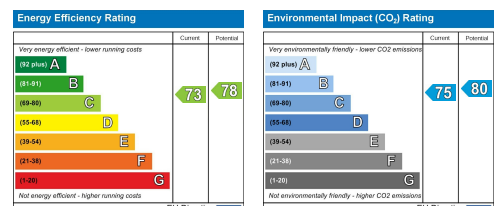
Bathroom 2.72m x 2.01m

AREA

Paisley has a selection of local and town centre amenities including shops, supermarkets, schools and transport services. Bus and rail links give regular access throughout the area and into Glasgow if required. The M8 motorway is within 0.5 miles and provides additional links to Glasgow Airport, into Braehead and Glasgow City Centre.

EARLY VIEWING ADVISED!!

Energy Efficiency Graph



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