



Flat 2/I 393 Paisley Road West
Glasgow, G51 1LR

pattison&co

OFFERS OVER £115,000



FLAT 2-1 393 PAISLEY ROAD WEST, GLASGOW G51 1LR

Pattison and Company are delighted to offer for sale this second floor flat presented to the market in excellent order and located with the convenient and popular Southside locale of Paisley Road West. The property enters by a bright and welcoming hallway giving access to all rooms. The property further boasts a spacious living room with feature bay window allowing maximum light exposure. The kitchen comes complete with fitted white gloss floor and wall mounted cabinets and appliances, including integrated four ring gas hob and oven. The kitchen further benefits from a cosy recessed area which would be complimented perfectly by a dining table and chairs. The property has two double bedrooms, the master bedroom benefiting from a walk-in wardrobe. Finally the bathroom is a good size and consists of a large bath with shower, a wash hand basin and toilet. This attractive tenement flat has retained much of its original character and charm to include sanded and varnished floor boards, ornate ceiling cornicing and display shelving. Further features include a fresh and neutral decorative theme, a system of gas central heating and double glazed window units and ample storage space. Externally there are well maintained communal gardens located to the rear with a lawn area and drying facilities. The property is ideally situated for a range of local amenities situated along Paisley Road West. This incorporates a wide variety of local shops, bars and restaurants. The area benefits from excellent public transport links with bus and subway (Cessnock) links to Glasgow City Centre and the West End respectively. In addition Glasgow City Centre, the Central Belt and Glasgow Airport are all easily accessible via the M8 motorway network.

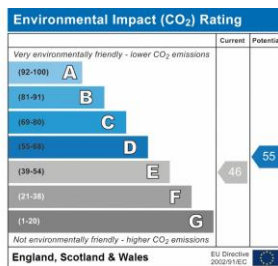
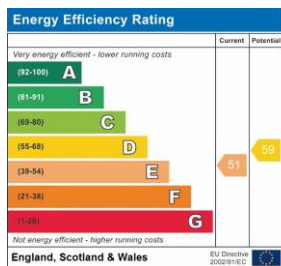
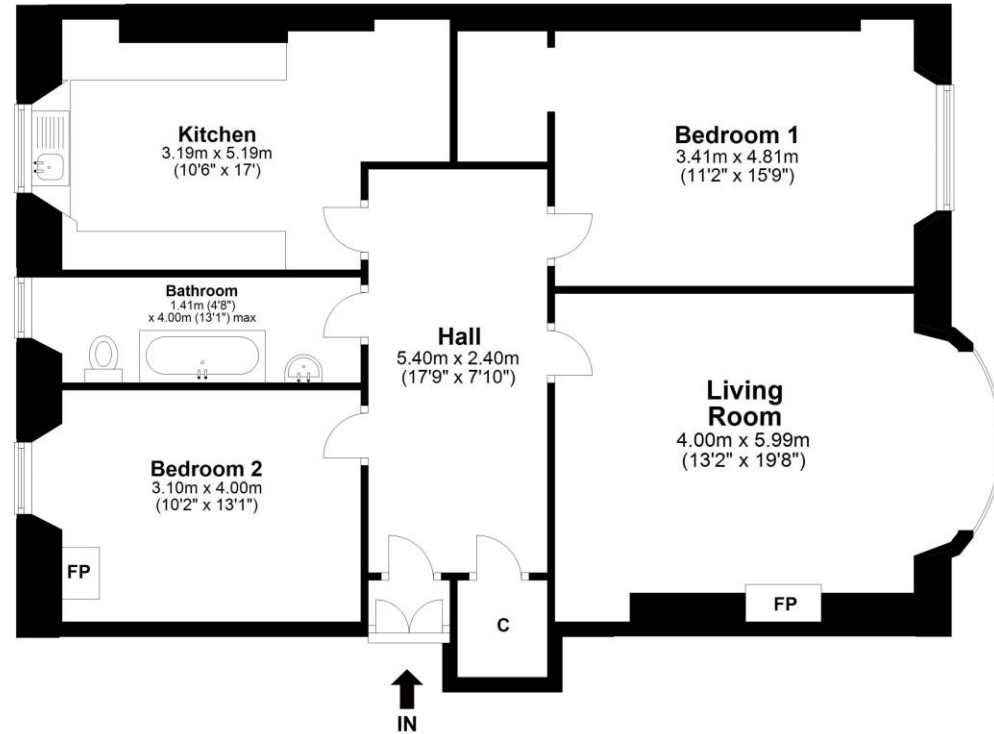


All room measurements are taken from the longest and widest points:-

Hallway:	5.40m x 2.40m
Living Room:	4.00m x 5.99m
Kitchen:	3.19m x 5.19m
Bedroom 1:	2.60m x 3.90m
Bedroom 2:	3.10m x 4.00m
Bathroom:	1.60m x 2.60m



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.