



22 Cardell Avenue
Paisley | PA2 9EJ

pattison&co

Offers Over £55,000



22 Cardell Avenue, Paisley, PA2 9EJ

This is a well presented upper cottage flat in the popular district of Paisley within a quiet cul-de-sac. The property enters by a bright ground floor hallway with stair access up to the upper cottage. The property enters by a welcoming first floor hallway giving access to all apartments. The living room benefits from dual aspect large double windows to the front and rear allowing for maximum light exposure and an integrated cupboard for storage. The kitchen boasts wall and floor mounted modern cabinetry with space for appliances, and feature sunken graphite bowl sink and drainer. The bedroom provides ample space for a double bed and also includes a large double window. The bathroom features a three piece suite with neutral décor and shower over bath. The property specification includes gas combi boiler, double glazing and well maintained gardens to the front and rear. The property is in close proximity to Paisley's excellent amenities such as Paisley Town Centre, schools, restaurants and shops. Further, this property provides excellent transport links to the Royal Alexandra hospital and to the central belt of Glasgow via Paisley Gilmour Street and Canal Street train stations.



All room measurements are taken at the longest and widest points:-
Ground Floor: Approx 5.7 sq m

First Floor: Approx 48.7 sq m

Living Room: 3.25m x 4.80m

Kitchen: 3.00m x 2.70m

Bedroom: 3.60m x 3.20m

Bathroom: 1.90m x 1.70m

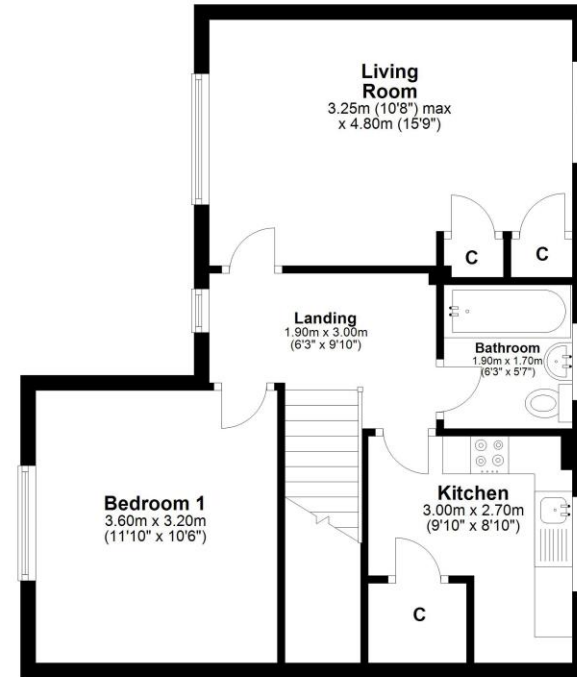
Landing: 1.90m x 3.00m



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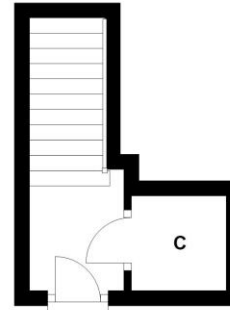
First Floor

Approx. 48.7 sq. metres (523.7 sq. feet)



Ground Floor

Approx. 5.7 sq. metres (61.3 sq. feet)



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69	74
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>



Total area: approx. 54.3 sq. metres (585.0 sq. feet)

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.