



61 Kelburne Oval
Paisley | PA1 3SU

Offers Over £97,500



61 Kelburne Oval, Paisley PA1 3SU

This ground floor lower cottage flat is presented to the market in popular Kelburne Oval close to Glasgow Road. The property enters by the side in to a hallway giving access to all apartments. The living room boasts feature bay window allowing for maximum light exposure, and is completed with a coal effect gas fire. The front facing kitchen includes wall and floor mounted cabinetry with space for white goods. Bedroom 1, which is rear facing, provides ample space for a double bed and storage, and also includes integrated cupboard space. Bedroom 2, which is also rear facing and currently used as a sitting area, also provides space enough for a double bed and storage also includes integrated cupboard space. The shower room includes WC, sink and shower cubicle. The property specification includes gas central heating and UPVC double glazing. To the front of the property you will find well pruned hedges and elegant flower bed, and the rear communal gardens are very well maintained. The property is in close proximity to Glasgow Road and Paisley Town Centre where you will find all usual amenities such as bars, shops and restaurants. The property has excellent transport links with the central belt of Glasgow via nearby Paisley Gilmour Street and Hawkhead Train Station both within a short walking distance, and the nearby M8 Motorway network.



All measurements are taken at the longest and widest points and are approximate:-

Hallway: 1.80m x 2.28m

Living Room: 4.00m x 5.15m

Kitchen: 3.56m x 1.88m

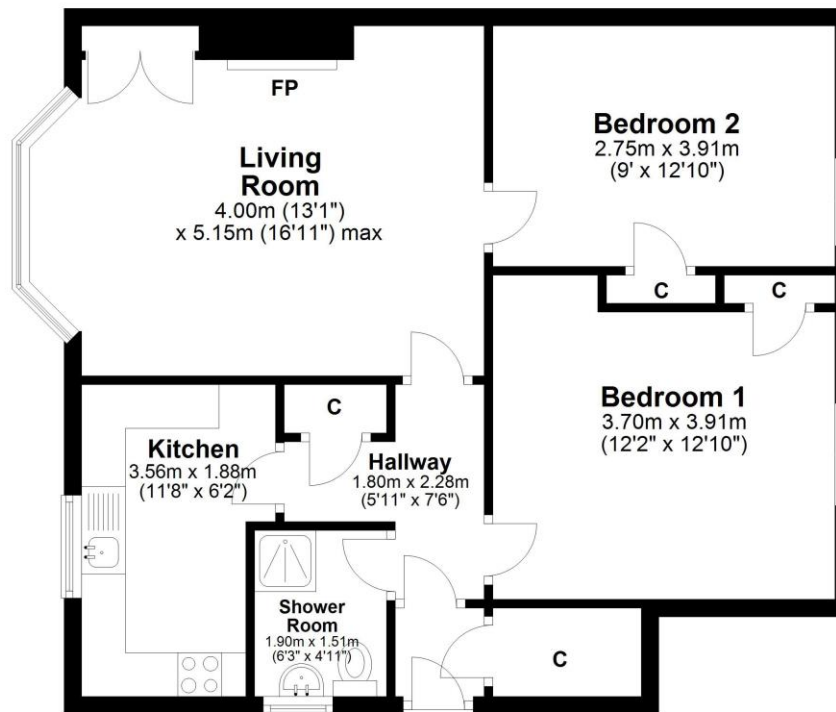
Bedroom 1: 3.70m x 3.91m

Bedroom 2: 2.75m x 3.91m

Shower Room: 1.90m x 1.51m



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Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76
55-68	D	65	
39-54	E		
21-38	F		
1-20	G		

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



Total area: approx. 63.9 sq. metres (688.3 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.

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