

property details **approval form**

8a Mary Street, Paisley, Renfrewshire, Scotland, PA2 6JF

Date: 17 April 2024

Property Ref and Version: PA1111755 - 0002

selling your home with us!

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers over £70,000

Tenure: Freehold

>> **key features**

- > Seldom available
- > Well presented upper flat
- > Spacious bedroom
- > Double glazing & Gas central heating
- > Desirable sized lounge
- > Brodie Park within walking distance
- > Great local amenities within easy reach
- > Early viewing is advised!
- > EPC Rating: D

>> **short description**

This seldom available detached villa benefits from four bedroom, downstairs W.C and en-suite of primary bedrooms. The property has been well maintained and upgrade by the current owners who have owned the property since new. early viewing is advised to fully appreciate the accommodation on offer.

>> **long description**

Mary street is located within close proximity to Brodie park. Located just off Neilston Road which is host to an excellent range of local amenities. This spacious one bedroom flat is seldom available. The internals of the property comprises of a communal entrance close which each flat gets a storage cupboard off the upper landing. The internals of the flat comprises of an entrance hallway giving access into the primary apartments and benefits from a useful storage cupboard off. The lounge is of an incredibly spacious size and has ample space for living room furnishings and also provides access into the well appointed kitchen which has a great range of wall and base mounted units with a range of integrated appliances and space for freestanding appliances with space for a dining area. The bathroom is of a great size with a contemporary three piece suite and completing the internals of this flat is the spacious bedroom which has ample space for furnishings. The accommodation is further enhanced by a system of gas central heating and also benefits from UPVC double glazing throughout and benefits from communal gardens to the rear of the property with some shared off street parking. Located just off Neilston road and has a great range of local amenities which are on offer with great bus links also. An ideal first time buyers flat or an ideal investment. Internal inspection is recommended to fully appreciate the accommodation.

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>> **room description**

Hallway

Lounge

15' 4" x 12' 1" narrowing to 11' 1" (4.67m x 3.68m narrowing to 3.38m)

Kitchen

13' 9" x 7' 9" narrowing to 5' 10" (4.19m x 2.36m narrowing to 1.78m)

Bedroom

9' 11" extending to 11' 03" x 11' 8" (3.02m extending to 3.43m x 3.56m)

Bathroom

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Your Allen & Harris office: 16 Causeyside Street, PAISLEY, Renfrewshire, PA1 1UN
T 0141 889 7222 E Paisley@allenandharris.co.uk

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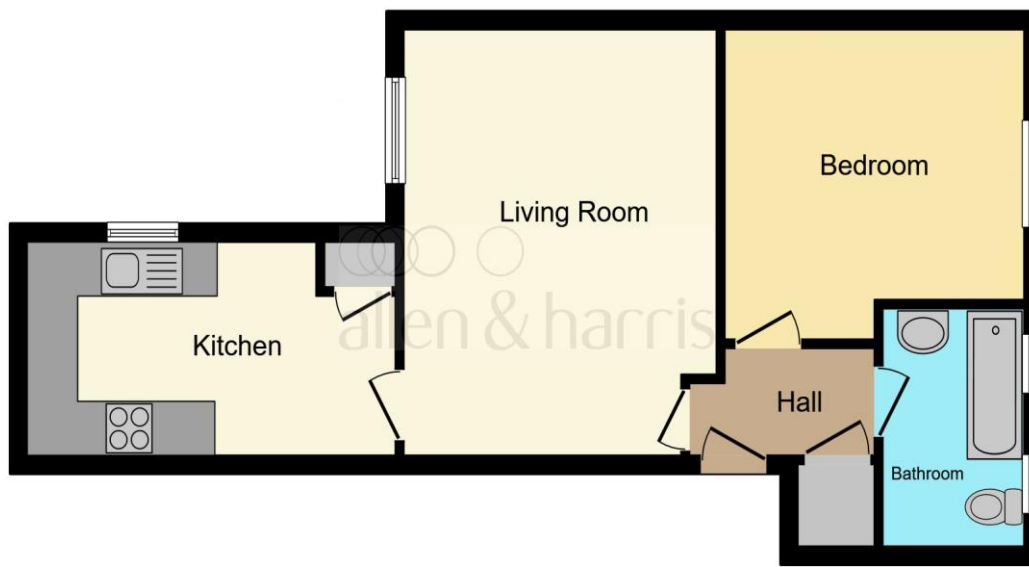
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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

	Signature	Date
David MacWilliam	DM	17/04/24
Mrs C. Pierre		

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