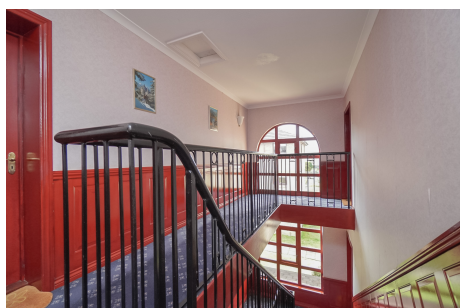




27E Lochfield Road, Stonefield Green, Paisley
Offers Over £109,000

2 BED FLAT



 **McHugh**
Estate Agents



Features

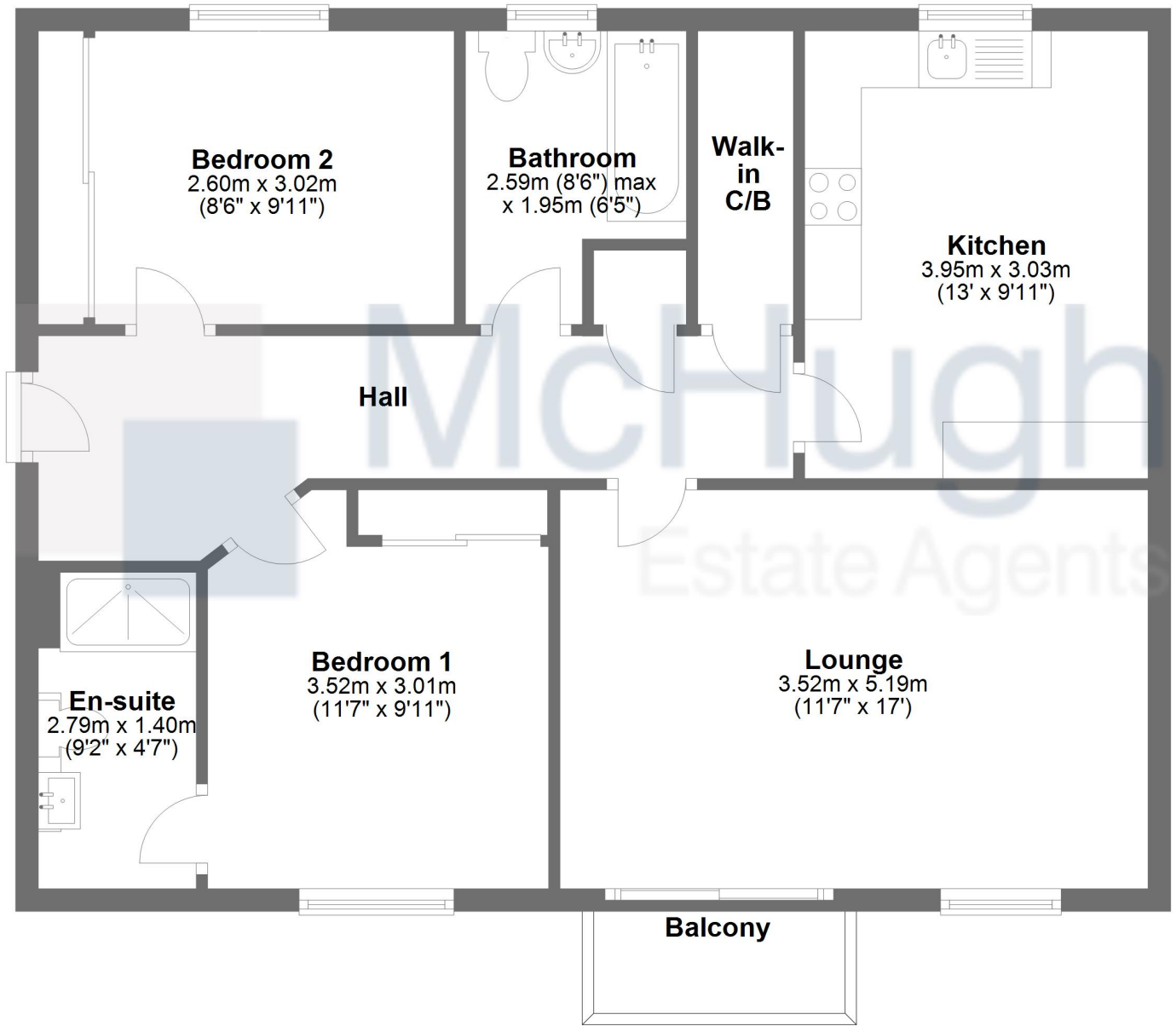
- Fabulous Top floor flat with attic
- 2 Double Bedrooms with wardrobes
- Modern Ensuite Shower Room
- Refitted Bathroom
- Large Dining-size Kitchen
- Suntrap Balcony
- Overlooking bowling green to the rear
- Gas Central Heating
- Leafy communal grounds
- Allocated Parking Bay

2 BED FLAT



27E Lochfield Road, Stonefield Green, Paisley

Floor Plan



This floorplan has been created for guidance purposes only.
Plan produced using PlanUp.

27E Lochfield Road, Stonefield Green, Paisley

Rarely available on the open market, this spacious and tastefully upgraded 2 bedroom balcony flat enjoys elevated outlooks over Lochfield Bowling Green and will appeal to a variety of purchasers.

This attractively priced second floor flat has the added benefits of attic storage space, excellent inbuilt storage, a refitted ensuite shower room and a dining-size kitchen.

Accommodation

Security entry provides access to the impressive communal hallway and stairs where there are two flats on each level. The entrance door to the flat opens to a long, central hallway which provides access to all rooms and has two large storage cupboards. The lounge is an exceptionally spacious room at the rear of the building with a suntrap balcony overlooking the bowling green. The kitchen has a range of floor and wall mounted units an electric oven, a freestanding washing machine and fridge/freezer.

The principal bedroom benefits from inbuilt mirror door wardrobes and a modern ensuite shower room. Bedroom 2 is a bright double room which also benefits from inbuilt mirrored wardrobes. The main bathroom is fully tiled and has a white three-piece suite.

Heating and Glazing

The property has a gas central heating system (Worcester combi boiler) and wooden framed double glazing.

Gardens

There is residents' parking at the entrance to the development where the allocated parking bay is clearly marked. The well-tended communal grounds are maintained by the factoring agent.

Location

Stonefield Green is nestled within a quiet, leafy location just off Lochfield Road and conveniently placed for excellent local amenities including schooling, Morrisons supermarket, restaurants and bars. Paisley Town Centre is only a short distance away where there is a plethora of shops and excellent transport links such as Gilmour Street and Canal Street Train stations, as well as the nearby M8 Network and local bus routes. Braehead, the RAH, Phoenix Retail Park, Glasgow Airport and the University of the West of Scotland are also within easy reach.

SAT NAV ref - PA2 7RG

Dimensions

Lounge
3.52m x 5.19m

Kitchen
3.95m x 3.03m

Bedroom 1
3.52m x 3.01m

Ensuite Shower Room
2.79m x 1.40m

Bedroom 2
2.60m x 3.02m

Bathroom
2.59m x 1.95m



Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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