

THE CHURCH OF SCOTLAND

EAGLAIS NA h-ALBA



6 Southfield Avenue Paisley PA2 8BY



Spacious detached former Manse set within extensive garden grounds in established sought after residential area.

The property comprises a single storey bungalow with attic, dating from approximately the 1930s. The walls are of brick with white roughcast, with a pitched and tiled roof. While the property now requires modernisation, the accommodation is flexible and has the potential to form an attractive, comfortable family home, with plenty of room in the garden to extend.

The property is located on the south side of Paisley in a popular quiet residential area, conveniently placed for local amenities and within easy travelling distance of Paisley Town Centre.

Home Report available.

Offers Around **£245,000**

MRS JANETTE SWILSON, LL.B., N.P.
Solicitor of the Church

LAW DEPARTMENT
121 George Street
Edinburgh EH2 4YN
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MISS MARY E MACLEOD LL.B., N.P.
Depute Solicitor



Accommodation:-

Ground Floor

Entrance Porch

Hallway

Front Lounge

Dining Room

Master Bedroom

Sitting Room/Additional Bedroom

Bedroom 3

Bathroom

Kitchen area with traditional larder and ample storage

Upper floor

Bedroom 2

Study/bedroom

Fittings and fixtures

The sale price includes all fittings and fixtures throughout.

Grounds

There are extensive garden grounds surrounding the house, mainly laid to lawn with mature shrubs and trees. There is a single car garage, and additional parking is available on the slabbed driveway.

There is a store and boiler room which form part of the house, but which are accessed from outside.

Services

The property is served by mains, water electricity, gas and drainage. Heating is provided by a gas fired central heating system.

Viewing

For an appointment to view please contact Selling Agents on 0131 240 2263.

Offers

Offers around £245,000 are invited and should be submitted in writing to:-

Church of Scotland Law Department

121 George Street

Edinburgh

EH2 4YN

Telephone 0131-240 2263

Fax 0131-240 2246

E-mail: properties@cofscotland.org.uk

It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest in writing or by e-mail with the Law Department.

As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.

The sellers do not bind themselves to accept the highest or any of the offers received.

Sellers:- The Church of Scotland General Trustees - Scottish Charity Number SC014574

This and our other properties for sale can be viewed at www.cofsproperties.org.uk

Whilst the foregoing Particulars are believed to be correct they are not warranted on the part of the sellers and it will be for any purchaser to satisfy him or herself with regard to all matters prior to the submission of an offer.