

8 Parkhead,
Birdsedge HD8 8XW

PCM
£795 PCM



THIS BEAUTIFUL 2 BED COTTAGE HAS LOTS OF CHARACTER AND BENEFITS FROM AN OPEN PLAN LIVING/ KITCHEN AREA AND LOW MAINTANACE FRONT GARDEN.

AVAILABLE IMMEDIATELY / UNFURNISHED BASIS / NO SMOKERS / BOND: £915/
ENERGY RATING: D67

PAISLEY
PROPERTIES

ENTRANCE HALL 5'10" approx x 3'10" approx

You enter the property through a timber effect UPVC door into the entrance hall which provides space for coat and shoe storage. A staircase ascends to the first floor and a door leads through to the lounge.



LOUNGE 12'11" max x 11'6" approx

This room has a superb exposed stone feature fireplace with gas stove. There is beautiful timber flooring with oak finish and complementing oak veneer door which leads into the entrance hall. There is a front facing window with lovely exposed stonework around that looks over the garden, exposed ceiling beams, spot lighting and a half height dividing wall with oak frame which creates a separation between the lounge and kitchen without losing the spacious feel of the room.

LOUNGE



LOUNGE



KITCHEN 17'9" max x 4'7" approx

This is a gorgeous high specification kitchen with cream wall and base units, solid wood work surfaces, attractive tiled splash backs, Belfast style sink with stylish mixer tap over, integrated dishwasher, washing machine, fridge freezer, oven with four ring electric hob and chrome extractor fan. The oak finished timber floor continues through from the lounge, there is a rear facing window with lovely views out, spot lighting and oak veneer doors through to the cellar and conservatory.

KITCHEN



CONSERVATORY 8'10" approx x 5'5" approx

This room is a fabulous addition to the property with timber frame, oak effect upvc and glazing to two sides and roof. From here the views over open fields are fantastic, the wood flooring continues through from the kitchen and there is wall lighting. This room would make a great formal dining room, second sitting room or home office. There are external French doors which can be opened onto the rear and a part glazed oak veneer door which leads through to the kitchen.



CELLAR

From the kitchen an oak veneer door leads to a staircase which descends to the cellar.

FIRST FLOOR LANDING 8'0" approx x 6'11" approx

A real feature has been made of the landing with beautiful exposed stonework and oak banister. There are oak built in storage cupboards and oak veneer doors lead through to the two bedrooms and bathroom.



BEDROOM ONE 11'3" approx x 9'0" approx

This is a good sized double bedroom with space for free standing bedroom furniture, lovely feature fireplace and neutral decor. There is a front facing window with an outlook over the lane, fields and beyond. A door leads onto the landing.



BEDROOM TWO 8'4" approx x 7'3" approx

This single room is positioned to the front of the property with the same views as bedroom one over the lane from its window. It is neutrally decorated making it feel light and airy. A door leads onto the landing.



BATHROOM 8'10" approx x 4'11" approx

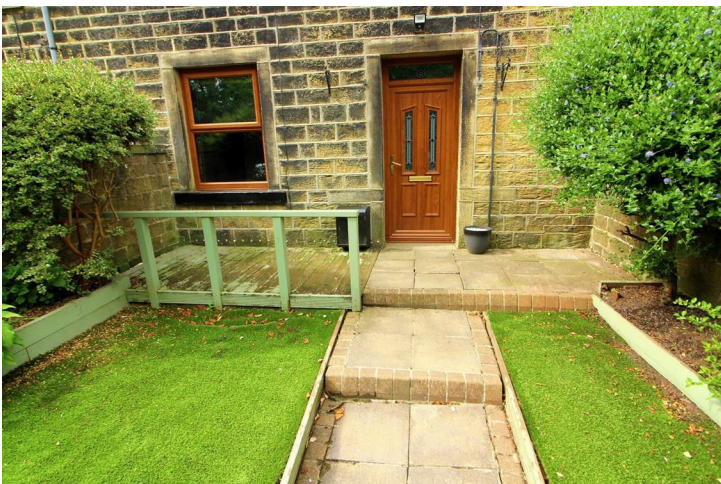
This room has been finished to a high standard with a contemporary three piece white suite including stylish bath with large rain style shower over, chrome fittings and mixer tap, modern sink with vanity unit under, matching mixer tap and low level w.c. The room is fully tiled with decorative tiles and there are complementing floor tiles, heated towel rail, rear facing window and door onto the landing.



GARDEN

There is a charming garden with decked seating area, artificial low maintenance lawn and flower beds. This is a pleasing space to enjoy the outdoors which is not overlooked.

GARDEN



PAISLEY PROPERTIES

We are available to do appointments up until 8pm Monday to Friday and up until 4pm Saturday and Sunday so please contact the office if you would like to arrange a viewing. We also offer a competitive sales and letting service, please contact us if you would like to arrange an appointment to discuss marketing your property through Paisley, we would love to help.

NEW LETTINGS INFORMATION

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. We advise you take your own measurements prior to ordering any fixtures, fittings or furnishings. Internal photographs are produced for general information and it must not be inferred that any item shown is included with the property. You are advised to check availability and book a viewing appointment prior to travelling to view.

Some of our properties do accept pets and DSS but you are advised to check this before arranging any viewings. In some cases landlords may request a higher monthly rent to allow for pets. We do not allow smoking in any of our properties.

As of the 1st June 2019 there will be no referencing fees for tenants but we do ask that you are committed to renting the property before applying as fees will be incurred by the landlord and Paisley Properties in order to carry out thorough credit referencing.

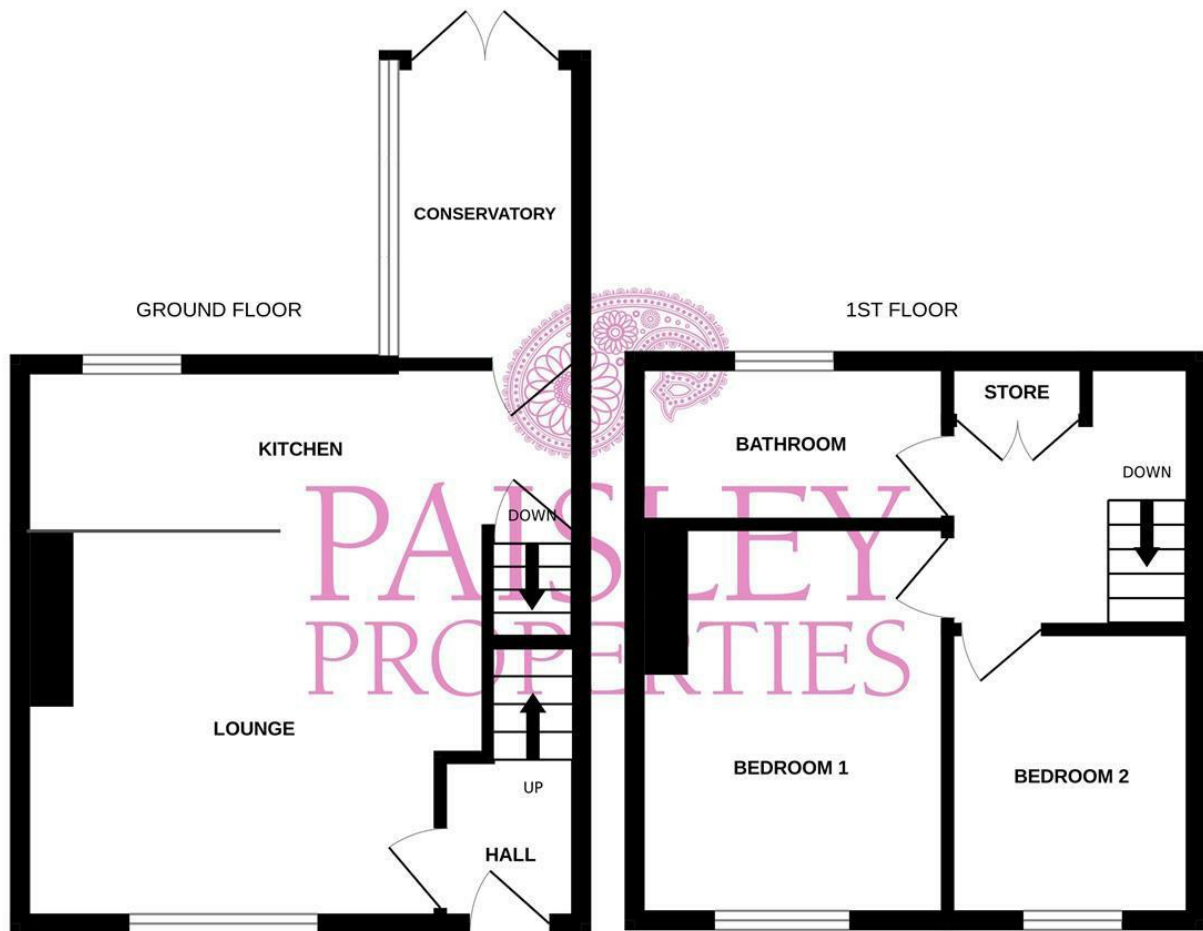
We may ask for a holding deposit equivalent to approximately 1 weeks rent, terms and condition apply and will be provided upon application.

We always charge a deposit which is no more than the equivalent of five weeks rent. Please check the individual property for deposit amounts. All our deposits are held in a separate insured account held by the Deposit Protection Scheme (DPS).

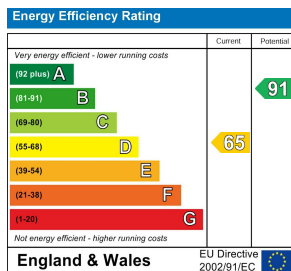
PAISLEY MORTGAGES

Harry Mason at our sister company, Paisley Mortgages, is available to offer clear, honest whole of market mortgage advice. We also run a first time buyer academy to help you prepare in advance for your first mortgage, home-mover and re-mortgage advice. If you would like to speak to Harry, please contact us on 01484 444188 / 07534 847380 to arrange an appointment.

*Your home may be repossessed if you do not keep up repayments on your mortgage. *



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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