



ELLE MARIE PROPERTY

**FLAT 1/2, 34 NETHERHILL ROAD, PAISLEY,
PA3 4RQ**



PROPERTY ADDRESS: FLAT 1/2, 34 NETHERHILL ROAD, PAISLEY, PA3 4RQ

ELLE MARIE PROPERTY is pleased to present to the market this 1 bedroom, first floor flat located in popular Netherhill Road, Gallowhill, Paisley. Ideal for first-time buyers or investors, this well-cared-for property is in walk-in condition and offers generous rooms, shared garden access, and excellent links to local amenities and transport. Early viewing is advised. In more detail, the property comprises:

LOUNGE

The lounge is front facing with laminate flooring and neutral wall décor with feature wall. There is good space for lounge furniture and furnishings - perfect for both relaxing and working from home. The large dual windows in the lounge allows good natural light. A built-in shelved cupboard also provides extra storage.

KITCHEN

The kitchen is generous in size and is front facing with a range of neutral wall and floor units. There is good space for freestanding appliances. There is space for a breakfasting table and chairs. The wall décor is neutral with partial feature wall tiling and vinyl flooring. The kitchen also benefits from 2 built-in cupboards, including a pantry and a large storage, ideal for household supplies or utility use.

BEDROOM

The bedroom is rear facing and is generous in size with good space for bedroom furniture and furnishings. The wall décor is neutral with vinyl tile flooring. The window allows good natural light.

SHOWER ROOM

The shower room is in good condition comprising walk-in shower cubicle with chrome thermostatic shower, WC and wash-hand basin. The wall décor is neutral with wet-wall and the flooring is tiled.

HALLWAY

The hallway is fitted with laminate flooring and includes a large built-in cupboard, providing excellent storage for coats, shoes, or general household items.

EXTERNAL

Externally, the property benefits from well-maintained common areas including shared drying green and secure door entry. There is ample parking on-street. The flat enjoys a 1/4 share of the rear garden, which is surrounded by tall evergreens and currently features a garden shed.

EPC Rating: D

Dimensions:

Lounge: 11'7"x15'5"

Kitchen: 10'8"x9'6"

Bedroom 1: 13'6"x10'

Shower Room: 6'3"x4'7"

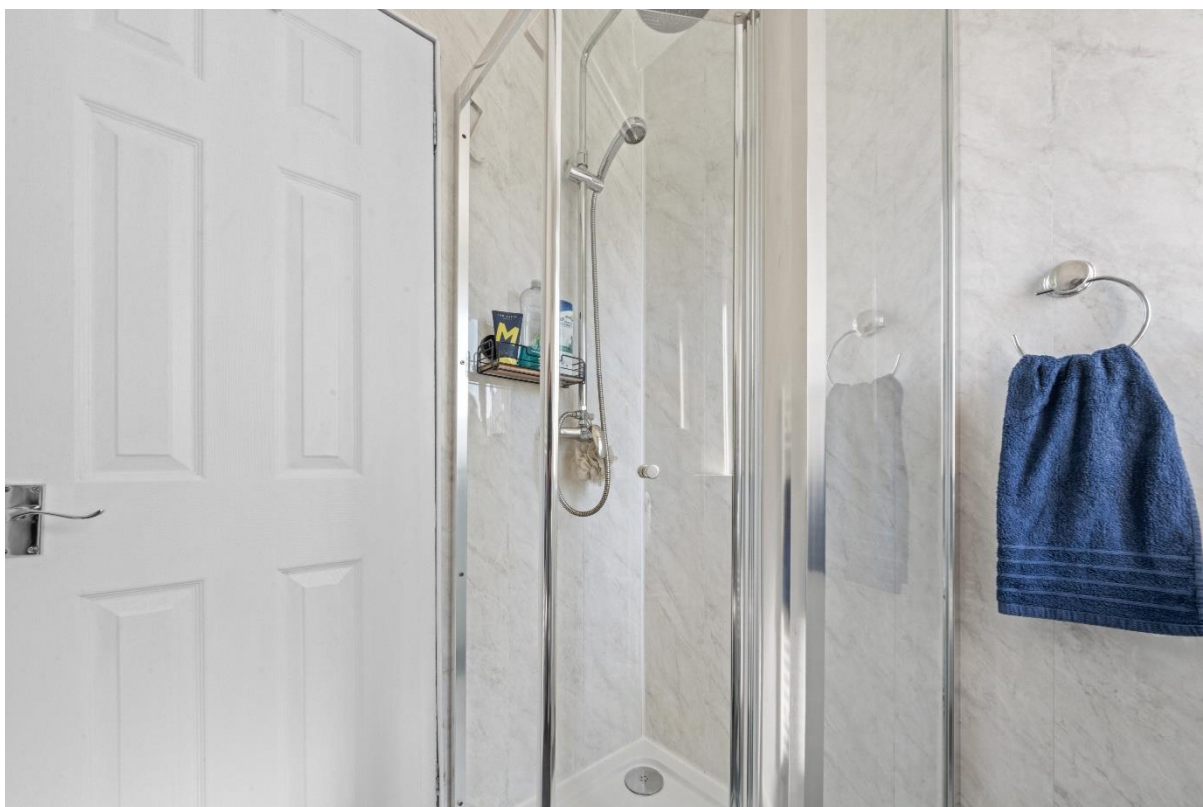


















Viewing: by appointment only

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