



## 14/7 Kilnside Road

Paisley, PA1 1SJ

**Offers over £105,000**



PATCH ESTATE AGENTS welcomes to the market this desirable, two bedroom modern apartment situated in a popular residential pocket of Paisley, Renfrewshire.

Accommodation comprises lounge, fitted kitchen, 2 double bedrooms, ensuite shower room and bathroom.

Early Viewing Strongly Advised



This attractive two bedroom modern apartment is ideally suited to 1st time buyers, young professionals and Investors looking to add to their property portfolio with a turnkey property. Boasting spacious accommodation, modern kitchen and bathroom, excellent storage, residents parking, secure entry and set within well tended communal gardens, this desirable property will surely impress all who view.

Internally the accommodation comprises welcoming reception hallway with useful storage. The light and airy lounge is decorated in fresh neutral tones and features a box bay window which floods the room with natural light. A good sized fitted kitchen provides ample storage, integrated appliances, complimentary worktop surfaces and tiled splash-back.

Furthermore, there are two well appointed double bedrooms with built in mirror wardrobes. The principal bedroom benefits from an ensuite shower room. Completing the interior of this must see property is a part tiled bathroom comprising white 3 piece suite.

**Glazing**

This property benefits from Double Glazing.

**Heating**

This property benefits from white meter Central Heating.

**Parking**

This property benefits from Residents & Visitors Parking.

**Secure Entry**

This property benefits from Secure Entry into Well Maintained Communal Area.

**Garden**

This property benefits from well tended Landscaped Communal Gardens.

**Accommodation sizes (sizes are approx)**

Lounge 5.05m x 3.08m

Kitchen 3.10m x 2.11m

Bedroom One 3.08m x 2.93m

En suite Shower Room 2.38m x 0.79m

Bedroom Two 3.77m x 2.73m

Bathroom 2.45m x 1.55m

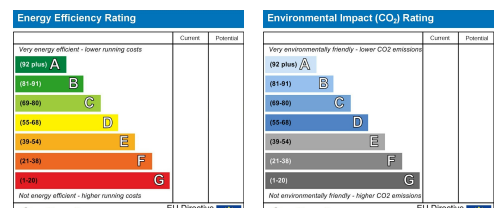
**Area**

Situated in the heart of Paisley, residents will have easy access to an abundance of amenities, including shops, restaurants, and entertainment facilities. The area also benefits from excellent public transport links, both bus and rail to surrounding areas. Paisley Gilmour Street station is a short walk away, allowing for easy commuting to Glasgow City Centre. The M8 Motorway Network is close by and allows for easy access throughout the Central Belt of Scotland. Glasgow International Airport is a short drive away.

Early viewing of the property is highly recommended to fully appreciate the wonderful accommodation and convenient location on offer.

We are your local estate agents based right in the heart of Paisley. Whether you're selling or buying, you're in good hands with Patch Property. Here on our website you can browse houses for sale in Paisley, Glasgow and surrounding areas, get a free instant valuation on your property and check out the latest news in the world of property! Feel free to submit a contact form and get in touch with your local property experts.

**Energy Efficiency Graph**



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