



## 2 1/4 HIGH CALSIDE, PAISLEY. PA2 6BY.

THIS STUNNING TWO BEDROOM GROUND FLOOR CONVERSION IS SITUATED WITHIN A TRADITIONAL BLONDE SANDSTONE PROPERTY WHICH HAS BEEN RESTORED TO THE HIGHEST STANDARD THROUGHOUT. THE PROPERTY IS SITUATED IN ONE OF THE MOST SOUGHT AFTER LOCALES IN PAISLEY AND IS IN WALK-IN CONDITION THROUGHOUT. THE APARTMENT OFFERS GENEROUS OPEN PLAN LOUNGE / KITCHEN, AND TWO GOOD SIZED BEDROOMS, AND CONTEMPORARY FAMILY BATHROOM. PRIVATE ALLOCATED PARKING SPACE. IN ADDITION THIS PROPERTY HAS THE UNIQUE ADVANTAGE OF INCLUDING A STORAGE ROOM (POSSIBLE OFFICE) LOCATED ON THE HALF LANDING) THIS



- HIGHLY SOUGHT AFTER UNIQUE LOCALE
- ONE OF 9 UNIQUE APARTMENTS
- SECURE DOOR ENTRY SYSTEM
- GAS CENTRAL HEATING
- MODERN LOWER CONVERSION APARTMENT
- RESTORED TO HIGH SPECIFICATION THROUGHOUT
- QUALITY OAK EFFECT ENGINEERED FLOORING

**OFFERS IN THE REGION OF £190,000**

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## OFFERS IN THE REGION OF

### **ENTRANCE HALLWAY** 11' 4" x 8' 4" (3.46M x 2.53M)

BRIGHT L-SHAPED ENTRANCE HALLWAY GIVES ACCESS TO ALL APARTMENTS WITHIN THE PROPERTY. QUALITY DARK OAK ENGINEERED FLOORING THROUGHOUT THE APARTMENT. STORAGE CUPBOARD HOUSING THE ELECTRIC SERVICE METERS.

### **LOUNGE** 13' 10" x 13' 9" (4.22M x 4.19M)

LOUNGE HAS FRONT FACING BAY STYLE WINDOWS ALLOWING NATURAL LIGHT INTO THE ROOM. HIGH CEILINGS. ACCESS VIA ARCHWAY TO KITCHEN.

### **KITCHEN** 12' 7" x 9' 5" (3.84M x 2.88M)

MODERN FITTED KITCHEN HAS GREY HIGH GLOSS WALL AND BASE STORAGE UNITS WITH AMPLE SLATE GREY WORK SURFACES. SPLASHBACK SURROUNDS. INTEGRATED FRIDGE/FREEZER, WASHING MACHINE AND BUILT-IN ELECTRIC OVEN, GAS HOB AND OVERHEAD EXTRACTOR HOOD. ATTRACTIVE LOW LEVEL LIGHTS.

### **MASTER BEDROOM** 16' 2" x 14' 6" (4.92M x 4.41M)

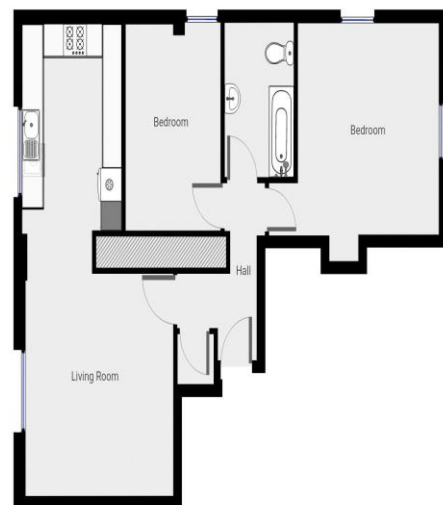
GOOD SIZED DOUBLE BEDROOM OFFERS LOTS OF NATURAL DAYLIGHT VIA DUAL ASPECT WINDOWS.

### **BEDROOM 2** 12' 10" x 9' 1" (3.91M x 2.77M)

ANOTHER GOOD SIZED DOUBLE BEDROOM WITH VIEWS TO THE SIDE OF THE PROPERTY.

### **FAMILY BATHROOM** 9' 0" x 6' 2" (2.75M x 1.89M)

MODERN FITTED BATHROOM WITH 3 PIECE SUITE. WASH HAND BASIN WITH VANITY UNIT. L-SHAPED BATH WITH CHROME RAINWATER STYLE SHOWER AND HAND HELD SHOWER ATTACHMENT. PARTIAL WALL TILING SURROUND TO BATH AND SHOWER AREA.



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#### **MONEY LAUNDERING REGULATIONS 2003**

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