



## 7 NEILSTON ROAD, PAISLEY. PA2 6LL.

THIS TWO BEDROOM FLAT IS SITUATED IN THE SOUTH SIDE OF TOWN, CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS. THIS TRADITIONAL RED SANDSTONE BUILDING HAS BEEN WELL MAINTAINED. COMPRISING IDEAL FOR FIRST TIME BUYER OR BUT TO LET INVESTMENT. THE PROPERTY ALSO BENEFITS FROM DOUBLE GLAZING. GAS CENTRAL HEATING AND SECURE ENTRY.

- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FITTED KITCHEN
- MODERN SHOWER ROOM
- SECURE ENTRY
- CLOSE TO ALL LOCAL SHOPS AND AMENITIES
- IDEAL FOR FIRST TIME BUYER
- TRADITIONAL RED SANDSTONE

**OFFERS OVER £70,000**

# 7 NEILSTON ROAD, PAISLEY. PA2 6LL.

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### **LOUNGE** 15' 11" x 10' 6" (4.84M x 3.19M)

GREAT SIZED LOUNGE LARGE BAY WINDOW TO THE FRONT OF THE PROPERTY. GREY CARPET. DARK GREY BLINDS. AMPLE ROOM FOR DINING TABLE AND CHAIRS.

### **KITCHEN** 9' 1" x 5' 11" (2.77M x 1.81M)

MODERN WHITE HIGH GLOSS KITCHEN. AMPLE WALL AND BASE UNITS. DARK GREY WORKTOP. WASHING MACHINE, FRIDGE FREEZER AND ELECTRIC FREE STANDING COOKER.

### **ENTRANCE HALL** 10' 6" x 7' 9" (3.21M x 2.36M)

GIVE ACCESS TO ALL OTHER APARTMENTS. WHITE WALLS. LIGHT GREY LAMINATED FLOORING.

### **BEDROOM 1** 18' 4" x 10' 6" (5.59M x 3.20M)

GREAT SIZED DOUBLE BEDROOM. WINDOW TO THE FRONT OF THE PROPERTY. LIGHT GREY LAMINATED FLOORING.

### **BEDROOM 2** 12' 7" x 10' 4" (3.83M x 3.14M)

ANOTHER GOOD SIZED DOUBLE BEDROOM. TINTED MIRRORED WARDROBES. STORAGE CUPBOARD WHICH HOUSES THE BOILER AND GAS METER. WINDOW TO THE REAR OF THE PROPERTY.

### **SHOWER ROOM** 12' 6" x 4' 4" (3.81M x 1.33M)

MODERN FITTED SHOWER ROOM. TWO PIECE WHITE BATHROOM SUITE. STANDALONE GLASS SHOWER CUBICLE WITH OVERHEAD ELECTRIC SHOWER. PARTIALLY TILED.



TOP FLOOR



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