Castlehead Properties

Castlehead Properties 26 Causeyside Street, Paisley. PA1 1UN. Tel: 01418481856 Fax: 01418877745 Email: info@castlehead-properties.co.uk







8 WALLACE STREET, PAISLEY. PA3 2BU.

This two bedroom modern first floor flat is situated in the North side of Paisley, well placed for easy access to all local amenities and transport links. The building has been well maintained and benefits from secure door entry and residents' parking to the rear. The flat itself is in good order internally and benefits from electric heating and double glazing. Easy access to Paisley Town Centre, Braehead Shopping Centre, Glasgow International Airport and M8 Motorway. Ideal starter flat.





- TWO BED MODERN FLAT
- ALLOCATED PARKING SPACE
- ELECTRIC HEATING
- GOOD TRANSPORT LINKS

- NORTH END OF TOWN
- DOUBLE GLAZING
- CLOSE TO ALL AMENITIES
- WALK-IN CONDITION

OFFERS OVER £80,000

Lounge 12'5" x 10'0" (3.79m x 3.05m)

LOUNGE IS SEMI OPEN PLAN WITH KITCHEN. TWO WINDOW OVER FRONT OF PROPERTY. LIGHT GREY WOODSTAIN EFFECT LAMINATE FLOORING. AMPLE SPACE FOR DINING TABLE AND CHAIRS.

KITCHEN 12'6'' X 7'6'' (3.82m x 2.28m)

AMPLE LIGHT GREY SHAKER STYLE UNITS, BUTCHER BLOCK EFFECT WORK SURFACE AND SPLASHBACK. LIGHT GREY WOODSTAIN EFFECT LAMINATE FLOORING. FREE STANDING CERAMIC HOB COOKER. FRIDGE FREEZER, WASHING MACHINE AND DISHWASHER.

ENTRANCE HALLWAY *13'7" x 3'9" (4.13m x 1.15m)* ENTRANCE HALLWAY GIVES ACCESS TO ALL ROOMS WITHIN THE PROPERTY. LIGHT GREY WOODSTAIN EFFECT LAMINATE FLOORING. CUPBOARD HOUSING CONSUMER UNIT.

BEDROOM 1 10'11" x 6'8" (3.34m x 2.03m)

DOUBLE WINDOWS FACING OVER REAR. GREY CARPET AND DECOR. BUILT IN STORAGE CUPBOARD / WARDROBE.

BEDROOM 2 12'6" x 7' 10" (3.81m x 2.38m)

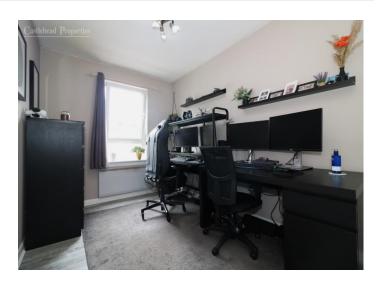
FRONT FACING BEDROOM HAD LIGHT GREY WOODSTAIN EFFECT LAMINATE FLOORING. BUILT-IN STORAGE CUPBOARD / WARDROBE.

Ватнгоом 9'11'' х 6'4'' (З.01м х 1.93м)

THREE PIECE SUITE WITH CURVED BATH. OVERHEAD ELECTRIC SHOWER UNIT AND RIGID SHOWER SCREEN. WALL TILING THROUGHOUT. FROSTED GLASS REAR WINDOW.

ALLOCATED PARKING

ALLOCATED PARKING SPACE, WITH AMPLE VISITORS PARKING.





GROUND FLOOR



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As a regulated business we are required to comply with the "The Money Laundering, Terrorist Financing and Transfer Funds (Information on the Payer) Regulations 2017. Intending purchasers will be asked to produce documentation to satisfy these requirements on acceptance of a formal offer. These will include proof of Identification, proof of address and proof of funds to facilitate the purchase including deposit and any loan funds. Your cooperation in this is greatly appreciated.

DISCLAIMER - WHILST WE ENDEAVOR TO MAKE THESE PARTICULARS AS ACCURATE AS POSSIBLE. THEY DO NOT FORM PART OF ANY CONTRACT ON OFFER, NOR ARE THEY GUARANTEED. MEASUREMENTS ARE APPROXIMATE AND IN MOST CASES ARE TAKEN WITH A DIGITAL/SONIC MEASURING DEVICE AND ARE TAKEN AT THE WIDEST POINT. WE HAVE NOT TESTED THE ELECTRICITY, GAS OR WATER SERVICES OR ANY APPLIANCES. PHOTOGRAPHS ARE REPRODUCED FOR GENERAL INFORMATION AND IT MUST NOT BE INFERRED THAT ANY ITEM IS INCLUDED FOR SALE WITH THE PROPERTY. IF THERE IS ANY PART OF THIS THAT YOU FIND MISLEADING OR SIMPLY WISH CLARIFICATION ON ANY POINT, PLEASE CONTACT CUR OFFICE IMMEDIATE IY WHILE WINFER WE WILL ENDEAVOR TO ASSIST FOR THE PROPERTY. IF THERE IS ANY PART OF THIS THAT YOU FIND MISLEADING OR SIMPLY WISH CLARIFICATION ON ANY POINT, PLEASE CONTACT CUR OFFICE IMMEDIATE IY WHILE WILL ENDEAVOR TO ASSIST FOR THE PROPERTY. IF THERE IS ANY PART OF THIS THAT YOU FIND MISLEADING OR SIMPLY WISH CLARIFICATION ON ANY POINT, PLEASE CONTACT CUR OFFICE IMMEDIATE IY WHILE WILL ENDEAVOR TO ASSIST FOR THE PROPERTY. IF THERE IS ANY PART OF THIS THAT YOU FIND MISLEADING OR SIMPLY WILL ENDEAVOR TO ASSIST FOR THE PROPERTY.





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