



37 CALEDONIA COURT, PAISLEY. PA3 2LL.

CASTLEHEAD PROPERTIES ARE DELIGHTED TO BRING TO THE MARKET THIS MODERN STYLE TWO BEDROOM UPPER FLOOR FLAT SITUATED IN A POPULAR LOCALE CLOSE TO ALL LOCAL AMENITIES IN THE TOWN CENTRE AND TRANSPORT LINKS INCLUDING GILMOUR ST TRAIN STATION, GLASGOW AIRPORT AND THE M8 MOTORWAY. THE PROPERTY IS IN GOOD ORDER INTERNALLY WITH FRESH DECOR THROUGHOUT AND BENEFITS FROM DOUBLE GLAZING AND ELECTRIC HEATING. THE FLAT CONSISTS OF SPACIOUS FRONT FACING LOUNGE, FITTED KITCHEN HAS AMPLE WHITE UNITS, BLACK WORK SURFACE AND SPLASHBACK TILING. ELECTRIC HOB, OVEN AND OVERHEAD HOOD, FRIDGE / FREEZER AND WASHING MACHINE. BEDROOM 1 HAS BUILT-IN STORAGE CUPBOARD / WARDROBE. BATHROOM HAS 3 PIECE SUITE WITH OVERHEAD ELECTRIC SHOWER UNIT AND GLASS SHOWER SCREEN. WALL AND FLOOR TILING THROUGHOUT. THE BUILDING HAS BEEN WELL MAINTAINED AND BENEFITS FROM SECURE DOOR ENTRY. AMPLE RESIDENTS' PARKING. IDEAL FIRST TIME PURCHASE AND GOOD RENTAL YIELD FOR BUY TO LET. VIEWING IS HIGHLY RECOMMENDED.



- 2 BEDROOM UPPER FLAT
- SECURE DOOR ENTRY
- CLOSE TO TOWN CENTRE
- GOOD TRANSPORT LINKS
- POPULAR LOCALE
- DOUBLE GLAZING
- LOCAL SCHOOLS NEARBY
- IDEAL FIRST TIME PURCHASE

OFFERS OVER £85,000

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ENTRANCE HALL 19' 4" x 3' 1" (5.9M x 0.94M)

LOUNGE 15' 0" x 14' 6" (4.57M x 4.41M)

KITCHEN 8' 2" x 7' 9" (2.5M x 2.36M)

BEDROOM 1 15' 0" x 7' 10" (4.57M x 2.4M)

BEDROOM 2 9' 0" x 8' 2" (2.74M x 2.5M)

BATHROOM 7' 7" x 7' 1" (2.3M x 2.15M)



2ND FLOOR



37 CALEDONIA COURT

Whilst every attempt has been made to ensure the accuracy of the foregoing particulars, measurements of areas, volumes, contents and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide to the prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Mark and Morgan 2017

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 OUR OFFICE IMMEDIATELY WHEN WE WILL ENDEAVOR TO ASSIST YOU IN ANY WAY POSSIBLE



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