



223, NEILSTON ROAD, PAISLEY. PA2 6PY.

THIS TOP FLOOR STUDIO FLAT IS SITUATED IN THE POPULAR SOUTH SIDE OF PAISLEY. THE BUILDING HAS BEEN WELL MAINTAINED OVER THE YEARS AND BENEFITS FROM A LOVELY COMMUNAL REAR GARDEN. THE FLAT ITSELF IS IN NEED OF SOME INTERNAL UPGRADING. IDEAL BUY TO LET OR FIRST TIME PURCHASE.



- COMPACT LIVING SPACE - STUDIO FLAT
- BED RECESS
- IDEAL BUY TO LET
- WELL MAINTAINED BUILDING
- DOUBLE GLAZING
- IDEAL FIRST TIME PURCHASE
- GREAT RENTAL PROPERTY
- COMMUNAL REAR GARDEN & DRYING AREA

OFFERS OVER £24,995

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ENTRANCE HALLWAY 5' 7" x 4' 3" (1.7M x 1.3M)
ENTRANCE HALLWAY HAS STORAGE CUPBOARD.

LIVING AREA 13' 1" x 13' 1" (4.0M x 4.0M)
TWIN WINDOWS TO FRONT. BED RECESS AREA.

BED RECESS AREA 5' 11" x 4' 7" (1.8M x 1.4M)
BED RECESS AREA.

KITCHENETTE 6' 7" x 4' 7" (2.0M x 1.4M)
PLUMBED FOR WASHING MACHINE.

BATHROOM 6' 7" x 5' 11" (2.0M x 1.8M)
THREE PIECE SUITE. OVERHEAD SHOWER UNIT. WALL
TILING.

COMMUNAL REAR
COMMUNAL REAR GARDEN AND DRYING AREA.



Approximate Gross Internal Area
23.0 sq m / 248 sq ft

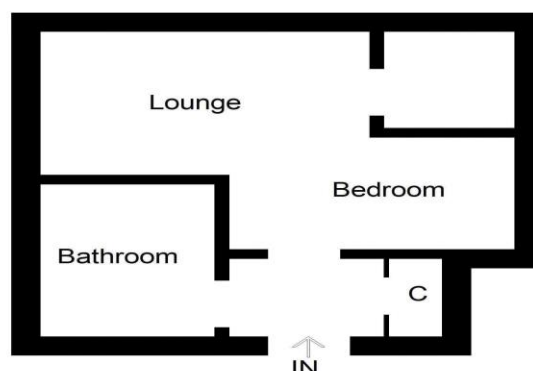


Illustration For Identification Purposes Only.
Not To Scale (ID 392255 / Ref: 63308)

MONEY LAUNDERING REGULATIONS 2003

INTENDING PURCHASERS WILL BE ASKED TO PRODUCE IDENTIFICATION AND PROOF OF FINANCIAL STATUS WHEN AN OFFER IS RECEIVED. WE WOULD ASK FOR YOUR CO-OPERATION IN ORDER THAT THERE WILL BE NO DELAY IN AGREEING THE SALE.

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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