



## 98 CHAPELHILL ROAD, PAISLEY. PA2 6UR.

CASTLEHEAD PROPERTIES ARE DELIGHTED TO BRING TO THE MARKET THIS THREE BEDROOM SEMI DETACHED VILLA LOCATED WITHIN POPULAR PAISLEY LOCALE. IDEAL FAMILY HOME. FRONT AND REAR GARDENS. INTERNALLY THE PROPERTY OFFERS 3 GENEROUS SIZED BEDROOMS, A LARGE FITTED KITCHEN AND WELL PRESENTED LOUNGE AND SHOWER ROOM. THE PROPERTY FURTHER BENEFITS FROM GAS C/H AND D/G.



- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FITTED KITCHEN
- FITTED SHOWER ROOM
- IDEAL FAMILY HOME
- CLOSE TO LOCAL SHOPS AND AMENITIES
- FRONT AND REAR GARDENS
- SOUGHT AFTER LOCALE

**OFFERS OVER £135,000**

**98 CHAPELHILL ROAD,  
PAISLEY. PA2 6UR.**

**OFFERS OVER £135,000**

**LOUNGE 15' 7" x 12' 0" (4.75M x 3.65M)**

GOOD SIZED LOUNGE. OAK EFFECT LAMINATED FLOORING WITH LIGHT GREY WALLS AND DARK GREY FEATURE WALL. AMPLE ROOM FOR DINING TABLE AND CHAIRS. WINDOW TO THE REAR OF THE PROPERTY OVER LOOKING THE REAR GARDEN.

**KITCHEN 11' 6" x 9' 11" (3.50M x 3.03M)**

BEECH SHAKER WALL AND BASE UNITS WITH GREEN MARBLE EFFECT WORK TOPS AND SPLASH BACK TILES.. GAS COOKER WITH ELECTRIC OVEN, FRIDGE FREEZER AND WASHING MACHINE. LIGHT AQUA BLUE SQUARE FLOOR TILES. WINDOW TO THE REAR OF THE PROPERTY AND DOOR LEADING TO THE REAR GARDEN.

**ENTRANCE HALL 14' 2" x 7' 0" (4.31M x 2.14M)**

GIVES ACCESS TO LOUNGE, KITCHEN AND SHOWER ROOM. BEIGE WALLS AND OAK EFFECT LAMINATED FLOORING. SMALL UNDER STAIR CUPBOARD. STAIRS LEADING TO UPPER LANDING.

**BEDROOM 1 11' 4" x 10' 8" (3.46M x 3.24M)**

GOOD SIZED DOUBLE BEDROOM. LARGE BUILT IN WARDROBE WITH MIRRORED MIDDLE SECTION. LIGHT GREY CARPET. WINDOW TO THE REAR OF THE PROPERTY OVER LOOKING REAR GARDEN.

**BEDROOM 2 12' 1" x 10' 2" (3.69M x 3.10M)**

ANOTHER GOOD SIZED DOUBLE BEDROOM. FRESH DECOR THROUGH OUT. WINDOW TO THE REAR OF THE PROPERTY OVER LOOKING THE REAR GARDEN.

**BEDROOM 3 11' 1" x 9' 7" (3.39M x 2.91M)**

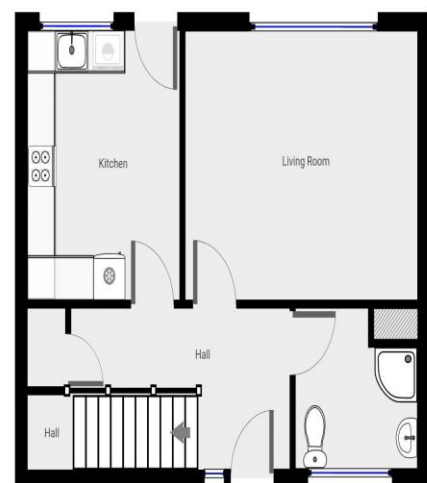
THIS BEDROOM IS CURRENTLY BEING USED AS A COMPUTER ROOM. BUILT IN CUPBOARD. BEIGE CARPET, BEIGE WALLS WITH FEATURE FLORAL WALL PAPER WALL. WINDOW TO THE FRONT OF THE PROPERTY.

**UPPER LANDING 13' 9" x 7' 1" (4.20M x 2.15M)**

GIVES ACCESS TO ALL THREE BEDS. BEIGE CARPET.

**SHOWER ROOM 7' 11" x 6' 11" (2.42M x 2.12M)**

TWO PIECE WHITE BATHROOM SUITE. CORNER SHOWER CUBICLE WITH ELECTRIC SHOWER. WET WALL PANELLING ON WALLS AND CEILING WITH DOWN LIGHTERS.



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. CATTLEHEAD PROPERTIES LTD DOES NOT DISCLAIM ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

**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





**OFFERS OVER £135,000**