



## 55 UNDERWOOD ROAD, PAISLEY. PA3 1TQ.

THIS 4 BEDROOM / BOXROOM, AND 2 PUBLIC ROOM PURPOSE BUILT ATTIC DUPLEX IS SITUATED IN THE RESIDENTIAL AREA OF UNDERWOOD ROAD, PAISLEY CLOSE TO ALL LOCAL AMENITIES AND TRANSPORT LINKS TO PAISLEY TOWN CENTRE, GLASGOW AND BEYOND. THE BUILDING HAS BEEN WELL MAINTAINED AND BENEFITS FROM AUDIO DOOR ENTRY. THE FLAT ITSELF IS IN NEED OF EXTENSIVE UPGRADING WHICH IS REFLECTED IN THE ASKING PRICE. BENEFITS INCLUDED GAS CENTRAL HEATING AND DOUBLE GLAZING. ON STREET PARKING. COMMUNAL REAR, SOUTH FACING GARDEN.



- 5 BED / BOXROOM DUPLEX
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- NEEDS EXTENSIVE UPGRADING
- AUDIO DOOR ENTRY
- CLOSE TO TOWN CENTRE
- COMMUNAL REAR COURTYARD
- 2 PUBLIC ROOMS

**OFFERS OVER £95,000**

**55 UNDERWOOD ROAD,  
PAISLEY. PA3 1TQ.**

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**ENTRANCE HALLWAY** 23' 0" x 9' 10" (7.0M x 2.99M)  
ENTRANCE HALLWAY GIVES ACCESS ON FIRST LEVEL TO ALL ROOMS, THEN VIA STAIRCASE TO UPPER APARTMENTS. LAMINATE FLOORING. UNDERSTAIR STORAGE CUPBOARD.

**LOUNGE** 20' 11" x 13' 3" (6.38M x 4.04M)  
GOOD SIZED LOUNGE WITH BAY WINDOW TO FRONT.

**DINING ROOM** 14' 11" x 12' 0" (4.54M x 3.66M)  
AMPLE SPACE FOR DINING TABLE AND CHAIRS. LAMINATE FLOORING. VIEWS TO THE FRONT OF THE PROPERTY.

**BEDROOM 1** 11' 9" x 9' 2" (3.57M x 2.80M)  
GOOD SIZED BEDROOM WITH LAMINATE FLOORING. TWIN WINDOWS.

**KITCHEN** 11' 8" x 10' 10" (3.55M x 3.31M)  
OLDER STYLE KITCHEN WITH AMPLE WALL AND BASE STORAGE UNITS, SPLASHBACK TILING AND WORK SURFACES. VINYL FLOOR. VIEWS TO THE REAR.

**FAMILY BATHROOM** 9' 3" x 4' 11" (2.83M x 1.49M)  
THREE PIECE SUITE WITH OVERHEAD MIXER SHOWER, BLACK MARBLE EFFECT WET WALL SURROUNDING BATH AND SHOWER AREA.

**BEDROOM 2** 12' 8" x 12' 2" (3.85M x 3.70M)  
GOOD SIZED DOUBLE ROOM. REAR FACING.

**BEDROOM 3** 14' 7" x 11' 7" (4.45M x 3.54M)  
GOOD SIZED BEDROOM WITH 2 VELUX WINDOWS.

**BEDROOM 4** 16' 9" x 12' 10" (5.10M x 3.92M)  
GOOD SIZED DOUBLE BEDROOM WITH TRIPLE WINDOW TO FRONT.

**BEDROOM 5** 12' 4" x 10' 4" (3.77M x 3.16M)  
GOOD SIZED DOUBLE ROOM WITH VELUX WINDOW TO FRONT OF PROPERTY.

**BEDROOM 6 / BOXROOM** 11' 7" x 8' 3" (3.54M x 2.52M)  
IDEAL SINGLE BEDROOM, STUDY OR STORAGE ROOM. VELUX WINDOW.

**SHOWER ROOM** 10' 0" x 5' 2" (3.04M x 1.58M)



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. CAUTION: HEAD PROPERTIES! LET IT DISCLOSE ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

**MONEY LAUNDERING REGULATIONS 2003**

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