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ESTATE AGENCY

5A High Calside,  
Paisley PA2 6BY

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# 5A High Calside, Paisley PA2 6BY



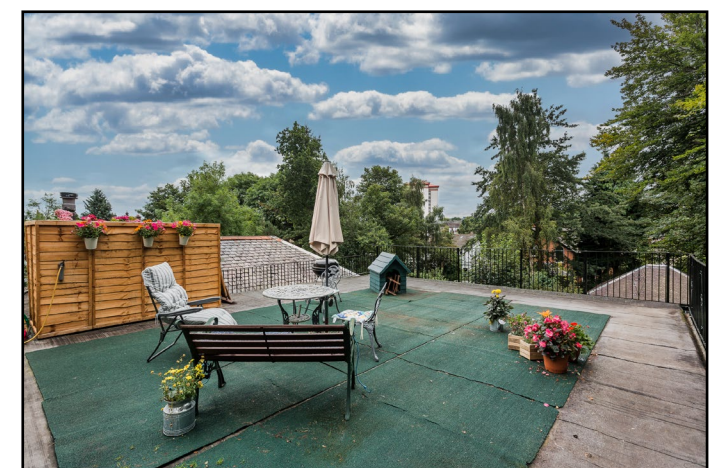
Situated in this fabulous address is this substantial upper conversion which was extended sometime in the 1970s creating a family home of some 165 sq m of internal accommodation with roof garden and private section to the rear.

Entered via the side of the building a stairwell immediately takes you to the gallery first floor. On this floor you will find the fantastically proportioned dining size kitchen and one of the house bathrooms. A stairwell leads up from here to the formal lounge, sitting room or fourth bedroom & principal bedroom. A further carpeted stairwell then leads to a half landing with a door that gives you access to the roof garden which is bordered by a wrought iron railing. Continuing up the stairwell leads to two further bedrooms and a second bathroom.

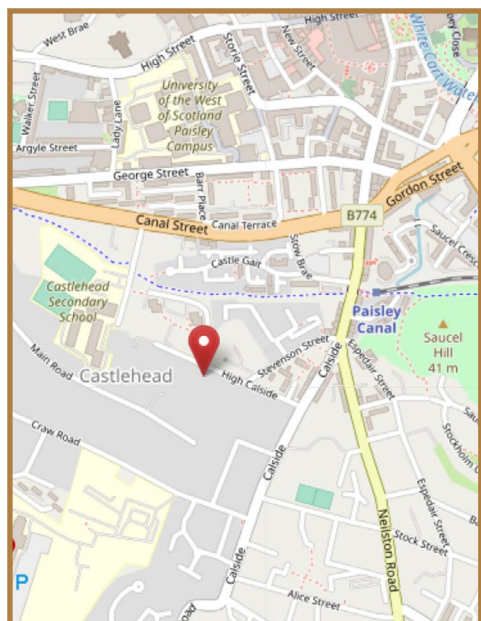
A stone chipped driveway provides ample parking and runs adjacent to a single garage, the lawn and to the rear of the garage more garden space currently woodland.

The specification includes gas central heating and a mixture of double glazed and single glazed windows.

This is a leafy setting at High Calside and is well positioned for all amenities nearby including Morrisons, numerous local shops and the RAH. It is a short journey to the town centre and railway travel with direct access to Glasgow available from Canal Street station which is only a five minute walk from the property to Gilmour Street station in the town centre.







EPC rating

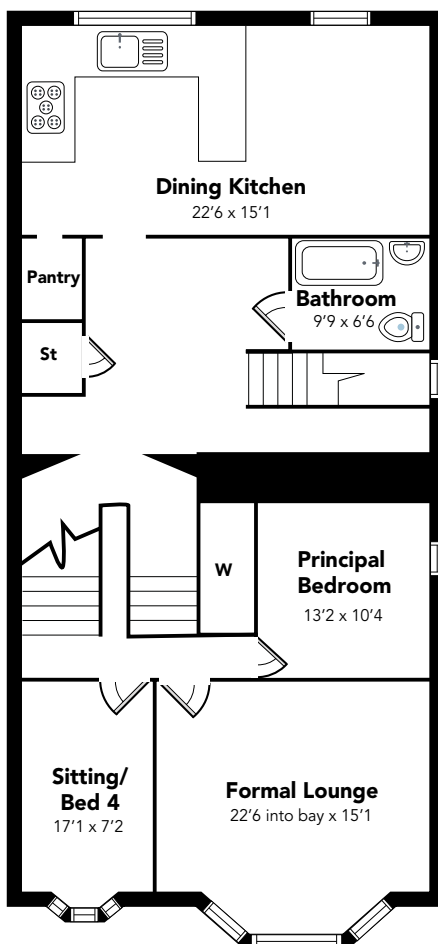
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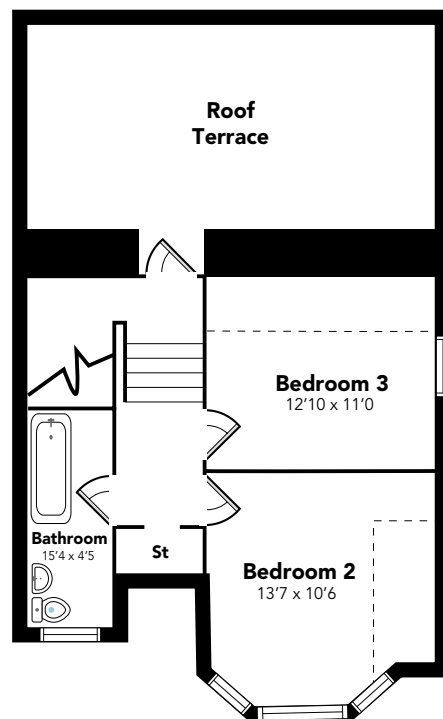
#### disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to 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 endeavour to assist you in any way possible.

#### GROUND FLOOR



#### FIRST FLOOR



Floorplans are indicative only - not to scale

Produced by Plush Plans Ltd

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