Castlehead Properties
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5 Clarence Street, Paisley. PA1 1PR.

Castlehead Properties are delighted to bring to the market this well presented one bedroom top floor flat situated in a desirable pocket of Paisley's East End, close to the Town Centre and has a wealth of amenities nearby, easy access to all transport links and M8 Motorway. The property is in genuine walk-in condition with attractive, fresh decor throughout and comprises of L-shaped entrance hall with light grey woodstain effect laminate flooring; spacious front facing lounge with bay window; grey carpet and attractive decor, Galley style kitchen with ample storage units; dark grey granite effect work surface; ceramic hob; electric fan oven and fridge freezer. Light grey woodstain effect laminate flooring. Bedroom has built-in storage cupboard / wardrobe with mirrored sliding doors and further storage cupboard. Bathroom has 3 piece suite with overhead electric shower unit; wall tiling around bath and shower area; dark grey square floor tiles, The flat itself benefits from gas central heating and double glazing. Communal rear garden, ample on street parking. Ideal first time purchase or buy to let investment.

- ONE BEDROOM TOP FLOOR FLAT
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- MODERN FITTED GALLEY STYLE KITCHEN
- GENUINE WALK-IN CONDITION ATTRACTIVE DECOR THROUGHOUT
- AMPLE ON STREET PARKING AND SECURE DOOR ENTRY
- COMMUNAL REAR GARDEN AND DRYING AREA

Offers Over £70,000

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Entrance Hall *10' 9" x 7' 7" (3.28m x 2.3m)*

Lounge *15' 3" x 10' 9" (4.65m x 3.27m)*

Kitchen *11' 8" x 6' 4" (3.56m x 1.92m)*

Bedroom *12' 10" x 8' 0" (3.92m x 2.45m)*

Bathroom *6' 4" x 5' 6" (1.94m x 1.68m)*

Communal Rear Garden

TOP FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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