



1/2, 25 CALSIDE, PAISLEY. PA2 6DB.

CASTLEHEAD PROPERTIES ARE DELIGHTED TO BRING TO THE MARKET THIS BEAUTIFUL, WELL PRESENTED FAMILY HOME IN THE EVER-POPULAR SOUTH SIDE OF PAISLEY AND OFFERS CONVENIENCE THAT WILL APPEAL TO THE PURCHASER LOOKING TO DOWNSIZE OR YOUNG PROFESSIONALS WHO WISH TO TAKE FULL ADVANTAGE OF THIS STUNNING CHARACTER HOME. UPON ENTRY YOU ARE GREETED WITH A WELCOMING, SPACIOUS HALLWAY WITH ATTRACTIVE DECOR AND CARPETED THROUGHOUT AND LARGE WALK-IN CLOAKROOM, NEXT WE HAVE FRONT FACING DINING ROOM WHICH HAS FEATURE WALL AND AMPLE SPACE FOR LARGE DINING TABLE AND CHAIRS. BRIGHT FRONT FACING LOUNGE IS WITHOUT A DOUBT THE FEATURE OF THE HOME, CEILING ROSE, INTRICATE CORNICE DETAIL, LOVELY FEATURE FIRE PLACE AND ARCH DISPLAY UNIT. MODERN KITCHEN WITH GREY VENEERED UNITS, GREY WOODSTAIN EFFECT WORK SURFACE, SPLASHBACK AND COOKER HOOD; 5 BURNER GAS HOB; CHEST HEIGHT INTEGRATED MICROWAVE WITH ELECTRIC FAN OVEN BELOW; TUMBLE DRIER, WASHING MACHINE, DISHWASHER AND FRIDGE/FREEZER, LIGHT GREY WOODSTAIN LAMINATE FLOORING. FAMILY BATHROOM HAS 3 PIECE SUITE WITH ROLL TOP BATH AND FULL WALL TILING. STAIRCASE FROM ENTRANCE HALL TO ALL THREE BEDROOMS, MASTER HAS BAY STYLE WINDOW, EN-SUITE SHOWER ROOM WITH 2 PIECE SUITE, SHOWER CABINET WITH MIXER RAINFALL SHOWER UNIT, GREY MARBLE EFFECT WALL TILING, AND FURTHER 2 BEDROOMS. SEVERAL ROOMS STILL OFFER ORIGINAL PERIOD FEATURES WITH INTRICATE CORNICE DETAIL. CLOSE TO ALL LOCAL AMENITIES AND EASY ACCESS TO PAISLEY TOWN CENTRE, REGULAR BUS AND TRAIN SERVICES, WITH PAISLEY CANAL TRAIN STATION WITHIN WALKING DISTANCE; THE BUS SERVICE PROVIDES ACCESS TO THE ROYAL ALEXANDER HOSPITAL AND GLASGOW CITY CENTRE. THE M8 MOTORWAY NETWORK IS ALSO CLOSE BY LEADING TO GLASGOW INTERNATIONAL AIRPORT, GLASGOW CITY CENTRE AS WELL AS OTHER OUTLYING POCKETS.

- 3 BEDROOM CHARACTER FLAT
- WELCOMING, WELL PRESENTED HOME
- ORIGINAL PERIOD FEATURES
- AMPLE ON STREET PARKING
- SOUGHT AFTER SOUTH SIDE LOCALE
- DOUBLE GLAZING AND GAS CENTRAL HEATING
- PRIVATE REAR GARDEN, COMMUNAL DRYING AREA

OFFERS OVER £235,000

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ENTRANCE HALLWAY 16' 10" x 14' 9" (5.13M x 4.49M)

DINING ROOM 10' 2" x 7' 1" (3.11M x 2.16M)

LOUNGE 15' 0" x 13' 7" (4.57M x 4.14M)

KITCHEN 15' 7" x 10' 3" (4.74M x 3.13M)

CLOAKROOM 3' 3" x 3' 3" (1.0M x 1.0M)

FAMILY BATHROOM 7' 8" x 6' 2" (2.33M x 1.88M)

UPPER HALL 18' 0" x 6' 8" (5.49M x 2.04M)

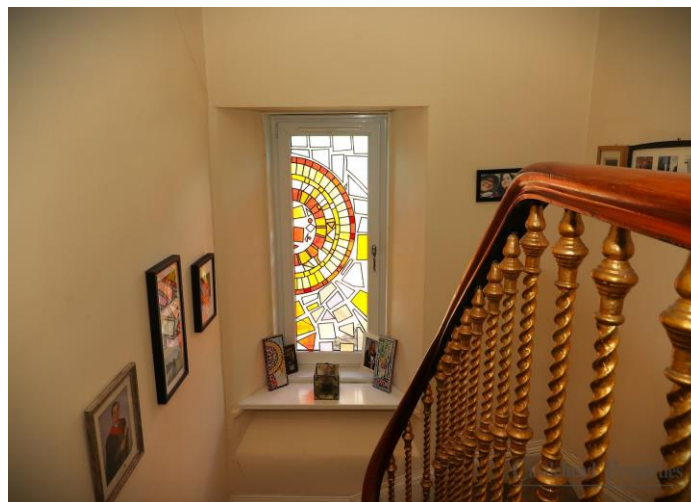
MASTER BEDROOM 14' 0" x 12' 5" (4.27M x 3.79M)

MASTER EN-SUITE 8' 6" x 4' 5" (2.58M x 1.35M)

BEDROOM 2 14' 6" x 14' 1" (4.43M x 4.28M)

BEDROOM 3 11' 11" x 7' 2" (3.63M x 2.19M)

REAR GARDEN



251 CALSIDE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, floor to ceiling height and room dimensions are approximate and are not intended to be used as a basis for any planning application. The accuracy, completeness and appropriateness of these floor plans cannot be guaranteed. Made on 25/08/2016

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.

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