



40 MCLEAN PLACE, PAISLEY. PA3 2DG.

CASTLEHEAD PROPERTIES ARE DELIGHTED TO BRING TO THE MARKET THIS SPACIOUS ONE BEDROOM UPPER FLOOR FLAT IN A WELL MAINTAINED MODERN BUILDING IN THE NORTH SIDE OF TOWN, WITH SECURE DOOR ENTRY; AMPLE RESIDENTS' PARKING AND WELL MAINTAINED COMMUNAL SURROUNDS. THE PROPERTY IS IN WALK-IN CONDITION WITH BRIGHT, FRESH DECOR AND NEW DOUBLE GLAZED WINDOWS. ENTRANCE HALL HAS SHELVED STORAGE CUPBOARD HOUSING THE WATER TANK AND CONSUMER UNITS; OPEN PLAN LOUNGE/KITCHEN; SPACIOUS FRONT FACING HAS FEATURE WALL; AND FIRE PLACE WITH INSET ELECTRIC CONVECTOR HEATER, THROUGH TO THE KITCHEN AREA WHICH HAS MODERN GLOSS WHITE UNITS, OAK EFFECT WORK SURFACE AND BLACK SPLASHBACK; INCLUDED ARE ELECTRIC HOB, OVEN AND EXTRACTOR HOOD, UNDER-COUNTER FRIDGE AND FREEZER, AND WASHING MACHINE. BEDROOM HAS BUILT-IN STORAGE CUPBOARD / WARDROBE WITH WOODEN FOLDING DOORS; NEUTRAL DECOR AND FACES TO THE REAR. FINALLY WE HAVE THE BATHROOM WITH 3 PIECE SUITE; OVERHEAD ELECTRIC SHOWER UNIT AND GLASS SHOWER SCREEN; CREAM MOSAIC EFFECT TILE SPLASHBACK AND FROSTED GLASS REAR WINDOW. IDEAL FOR THE FIRST TIME BUYER OR BUY TO LET INVESTOR. THIS LOVELY FLAT IS SITUATED CLOSE TO THE TOWN CENTRE, WEST OF SCOTLAND UNIVERSITY, LOCAL SHOPS AND SUPERMARKETS. EXCELLENT LOCAL TRANSPORT PROVISION WITH PAISLEY ST. JAMES AND PAISLEY GILMOUR STREET TRAIN STATIONS NEARBY, REGULAR BUS SERVICES AND EASY ACCESS OF THE M8 MOTORWAY.



- ONE BEDROOM UPPER FLAT
- WALK-IN CONDITION THROUGHOUT
- RECENTLY INSTALLED DOUBLE GLAZING
- AMPLE RESIDENTS' PARKING
- ELECTRIC HEATING
- SECURE DOOR ENTRY
- CLOSE TO ALL AMENITIES AND EASY ACCESS TO TOWN CENTRE
- CLOSE TO LOCAL PRIMARY SCHOOL

OFFERS OVER £70,000

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ENTRANCE HALL 9' 8" x 5' 9" (2.95M x 1.74M)

OPEN PLAN LOUNGE/KITCHEN

LOUNGE 25' 5" x 10' 2" (7.75M x 3.10M)

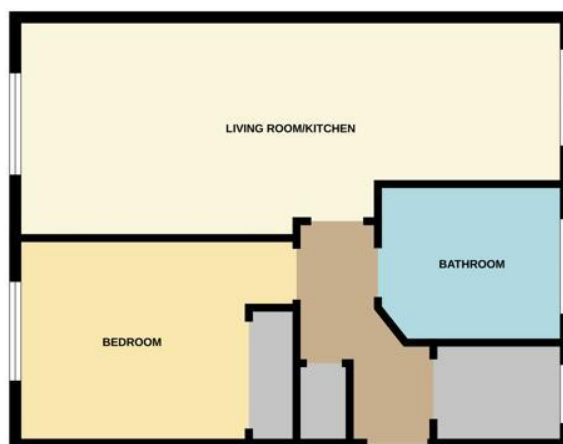
KITCHEN AREA

BEDROOM 16' 0" x 8' 9" (4.87M x 2.66M)

BATHROOM 6' 10" x 5' 7" (2.09M x 1.69M)



SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, masses and any other such data are approximate and no responsibility is taken for any errors or omissions in the information. This plan is for illustrative purposes only and should not be used for any other purpose. The plan, systems and appliances shown herein have not been tested and no guarantee is made as to their operation or efficiency at the time of sale.

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