



High Calside | | Paisley | PA2 6BY

Offers Over £270,000

**moving**

ESTATE AGENTS

Moving Estate agents are delighted to welcome to the market High Calside.

A fantastic two-bedroom lower conversion in this sought-after area of Paisley.

Property Description

This stunning lower conversion is in a private, secluded part of Paisley. Despite its central position, this is an extremely peaceful street. The location offers true convenience that will appeal to a broad spectrum of purchasers, from downsizers seeking apartments with ample local amenities to young professionals who wish to take full advantage of this stunning character property with a tranquil setting tucked away in the tree-lined drive. On entering the property through the main door, you step into a welcoming reception hall with period character. From the property's hall, you will have access to all rooms. To the front is the formal lounge with a feature fire and bay windows, offering plenty of natural light as it overlooks the front gardens. The kitchen sits to the rear, with a range of floor- and wall-mounted units and contrasting worktops. Just off the kitchen is the dining room with a snug and patio door access to the rear garden. There are two good-sized bedrooms, both tastefully decorated. Completing the property is the family bathroom with a double walk-in shower, a roll top bath, wc, and basin.

The property further benefits from Gas Central Heating, a mix of Single and Double Glazing, off-street parking, a garage, and a professionally landscaped private garden to the rear featuring a patio seating area and astro turf, providing a low-maintenance garden.

High Calside itself is local to an array of local amenities. With Morrisons and Aldi on your doorstep, and a larger range of shopping at the Paisley Town Centre. Linwood Phoenix retail park is Close to Paisley Town Centre, which also offers a host of supermarkets, shops, bars, restaurants, and transport links. There are 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.

Whilst we endeavour to provide as accurate information as possible our particulars are for reference only and should not form part of any contract or offer. Measurements are taken at the widest points and our floor plans may not be exactly to scale.

Please refer to the sellers commissioned professional Home Report for further information and all Material Facts as to the Property. The Home Report (Property Questionnaire) will indicate to the best of the seller's knowledge as to the supplied services to the property. Council Tax Band, Gas & Electricity. planning proposals and any associated risks to the property can be found here.

“Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an employee of MortgageWise Scotland”.

