



1/1 94 NEILSTON ROAD, PAISLEY. PA2 6EL.

CASTLEHEAD PROPERTIES ARE DELIGHTED TO BRING TO THE MARKET THIS LOVELY ONE BEDROOM UPPER FLAT SITUATED IN A WELL-CONNECTED AREA OF PAISLEY, WITHIN WALKING DISTANCE OF A RANGE OF LOCAL AMENITIES AND EXCELLENT TRANSPORT LINKS OFFERING QUICK ACCESS TO THE TOWN CENTRE AND BEYOND. THE FLAT IS IN GOOD ORDER INTERNALLY AND HAS DOUBLE GLAZING AND GAS CENTRAL HEATING, WITH A NEW BOILER BEING INSTALLED IN 2025, SECURE DOOR ENTRY AND AMPLE OFF STREET PARKING. ON ENTRY TO THE HALLWAY THERE IS A LOVELY COSY AMBIANCE WITH ATTRACTIVE DECOR AND FLOORING THROUGHOUT. WITHIN THE HALL WE HAVE 2 STORAGE CUPBOARDS, ONE OF WHICH IS LARGE ENOUGH TO BE USED AS A STUDY. FRONT FACING LOUNGE HAS FEATURE FIREPLACE WITH INSET ELECTRIC CONVECTOR HEATER. THE KITCHEN IS ACCESSED DIRECTLY FROM LOUNGE AND HAS AMPLE WALL AND BASE STORAGE UNITS WITH MOTTLE GREY WORK SURFACE. INTEGRATED 4 BURNER GAS HOB AND ELECTRIC OVEN, WASHING MACHINE AND FRIDGE / FREEZER. GOOD SIZED DOUBLE BEDROOM HAS VIEWS TO THE REAR, STORAGE CUPBOARD HOUSING BOILER AND BUILT-IN STORAGE CUPBOARD / WARDROBE WITH MIRRORED SLIDING DOORS, LASTLY IS THE BATHROOM WITH 3 PIECE SUITE, MIXER SHOWER OVER THE BATH, VINYL FLOORING AND WET WALL AROUND BATH AND SHOWER AREA. THIS IS AN IDEAL FIRST TIME PURCHASE - EARLY VIEWING IS RECOMMENDED

- WELL PRESENTED ONE BEDROOM UPPER FLAT
- GOOD TRANSPORT LINKS
- GAS CENTRAL HEATING - NEW BOILER INSTALLED
- SITUATED IN THE POPULAR SOUTH SIDE OF TOWN
- CLOSE TO ALL LOCAL AMENITIES
- MODERN DOUBLE GLAZING
- SECURE DOOR ENTRY

OFFERS OVER £60,000

ENTRANCE HALL 8' 1" x 5' 3" (2.47M x 1.6M)

STORAGE CUPBOARD / STUDY 3' 11" x 4' 11" (1.20M x 1.5M)

LOUNGE 12' 2" x 10' 8" (3.70M x 3.24M)

KITCHEN 11' 11" x 5' 10" (3.63M x 1.77M)

BEDROOM 12' 5" x 11' 11" (3.79M x 3.62M)

BATHROOM 8' 4" x 6' 0" (2.55M x 1.83M)



FIRST FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other areas, and any other items shown, may be approximate and no responsibility can be accepted for any error, omission or inaccuracy. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The area is for their guidance only and no guarantee is given that the property has been tested and no guarantee is given that their suitability or efficiency can be gauged.

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Castlehead Properties

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