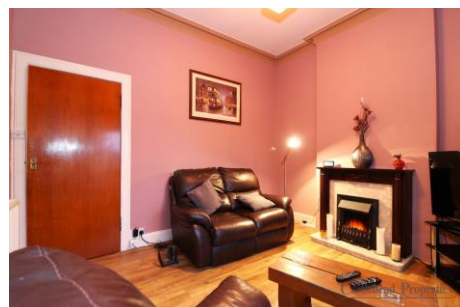




## 1/1 94 NEILSTON ROAD, PAISLEY. PA2 6EL.

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**

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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



While every attempt has been made to ensure the accuracy of the Koplex computerized measurements of these, buildings, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The dimensions, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency can be given. Made with Skeraga C2025

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**OFFERS OVER £60,000**