



39 TILLET OVAL, PAISLEY. PA3 2DH.

CASTLEHEAD PROPERTIES ARE DELIGHTED TO BRING TO THE MARKET THIS ONE BEDROOM, OWN DOOR LOWER COTTAGE FLAT SITUATED IN THE EVER POPULAR NORTH SIDE OF TOWN, CLOSE TO ALL LOCAL AMENITIES AND EASY ACCESS TO PAISLEY TOWN CENTRE. ENTERED VIA VESTIBULE INTO ENTRANCE HALL THE ACCOMMODATION CONSISTS OF BRIGHT FRONT FACING LOUNGE, AMPLE SPACE FOR DINING TABLE AND CHAIRS. ACCESS VIA INNER HALLWAY THE KITCHEN HAS AMPLE WALL AND BASE STORAGE UNITS, INTEGRATED ELECTRIC HOB AND FAN OVEN, UNDERCOUNTER FRIDGE AND FREEZER; ONTO BEDROOM WHICH HAS FITTED STORAGE CUPBOARD / WARDROBE WITH MIRRORED DOORS. BATHROOM HAS THREE PIECE SUITE WITH OVERHEAD ELECTRIC SHOWER, SPLASHBACK AND FLOOR TILING. GOOD SIZED SHELVED STORAGE CUPBOARD. ELECTRIC HEATING AND DOUBLE GLAZING. AMPLE RESIDENTS' PARKING AVAILABLE. GOOD TRANSPORT LINKS INCLUDING BOTH PAISLEY GILMOUR STREET AND HAWKHEAD TRAIN STATIONS, REGULAR BUS SERVICES, ROAD LINKS TO M8, GLASGOW AIRPORT, BRAEHEAD AND GLASGOW CITY CENTRE. IDEAL OPPORTUNITY FOR FIRST-TIME BUYERS OR INVESTORS WITH EXCELLENT POTENTIAL TO ADD VALUE THROUGH MODERNISATION.

- ONE BEDROOM OWN DOOR COTTAGE FLAT
- CLOSE TO ALL BUS AND RAIL LINKS
- NEEDS SOME INTERNAL MODERNISATION
- SITUATED IN NORTH SIDE OF TOWN
- IDEAL INVESTMENT OPPORTUNITY
- AMPLE RESIDENTS' PARKING
- WHITE METER ELECTRIC HEATING

OFFERS OVER £65,000

LOUNGE 13' 9" x 10' 10" (4.18m x 3.29m)

KITCHEN 9' 2" x 8' 6" (2.79m x 2.59m)

BEDROOM 11' 10" x 8' 1" (3.61m x 2.46m)

BATHROOM 6' 6" x 5' 10" (1.98m x 1.78m)

ENTRANCE VESTIBULE 5' 3" x 3' 2" (1.6m x 0.96m)

INNER HALLWAY 6' 7" x 2' 11" (2.0m x 0.9m)

SHELFED STORAGE CUPBOARD 10' 10" x 2' 11" (3.29m x 0.9m)



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements are approximate and no dimensions or areas should be relied upon as facts. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The floor plan is not to scale and no legal boundaries can be given. Made with Metropix ©2020

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.

DISCLAIMER - Whilst we endeavor to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken at the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavor to assist you in any way possible.

OFFERS OVER £65,000