



## 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.



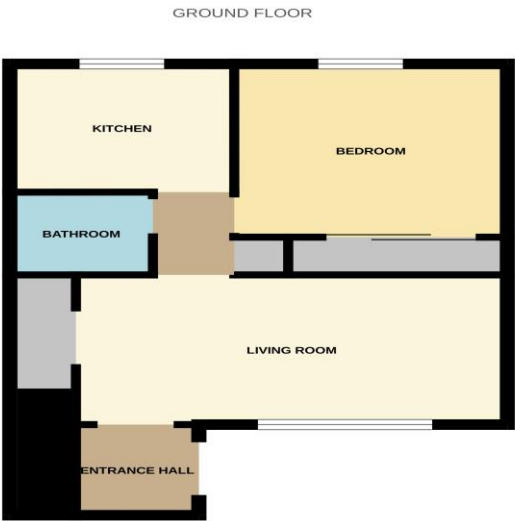
- ONE BEDROOM OWN DOOR COTTAGE FLAT
- CLOSE TO ALL BUS AND RAIL LINKS
- NEEDS SOME INTERNAL MODERNISATION
- SITUATED IN NORTH SIDE OF TOWN
- IDEAL INVESTMENT OPPORTUNITY
- AMPLE RESIDENTS' PARKING
- WHITE METER ELECTRIC HEATING

**OFFERS OVER £65,000**

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- 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)
- SHELVED STORAGE CUPBOARD 10' 10" x 2' 11" (3.29M x 0.9M)



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown hereon will be installed and not guaranteed as to their operability or efficiency can be given.  
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