



Castle Gait
Paisley
PA1 2PT

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Offers Over £90,000

A well presented and recently decorated 1 bedroom Lower Quarter Villa which is situated within an attractive building amidst level gardens and with a pleasant outlook to both the front and rear.

The building itself is finished with attractive low maintenance facing brick beneath a pitched concrete tiled roof and a further pitched concrete tiled roof at the front entrance porch. Immediately to the front of the house there is a slabbed level pathway and adjacent to this a private lawned garden. At the rear of the property there are well-maintained gardens which are level, lawned and have neat stocked borders and a private outlook.

Ample resident and visitor parking spaces at the front of the property.

Internally the apartment would make an excellent first time buy or indeed a very successful buy to let property due to the great location and low maintenance of the building. The accommodation comprises front door opening to entrance vestibule which then opens into a good size main lounge/ living room with large picture window to the front providing a nice open outlook. At one side of the room is a door which opens to a very useful walk-in storage space.



**Home Report Valuation
£95,000**



There is a rear hallway area with access to a storage cupboard and from here the modern kitchen is breakfasting sized and has a range of floor and wall storage units with an integrated hob oven and hood, plumbing for washing machine, stainless steel sink and drainer and ample worktop surface area. There is a window to the rear giving a really nice outlook.

The double bedroom is freshly decorated and has mirror fronted wardrobes at one side and at the far end of window with pleasant outlook.



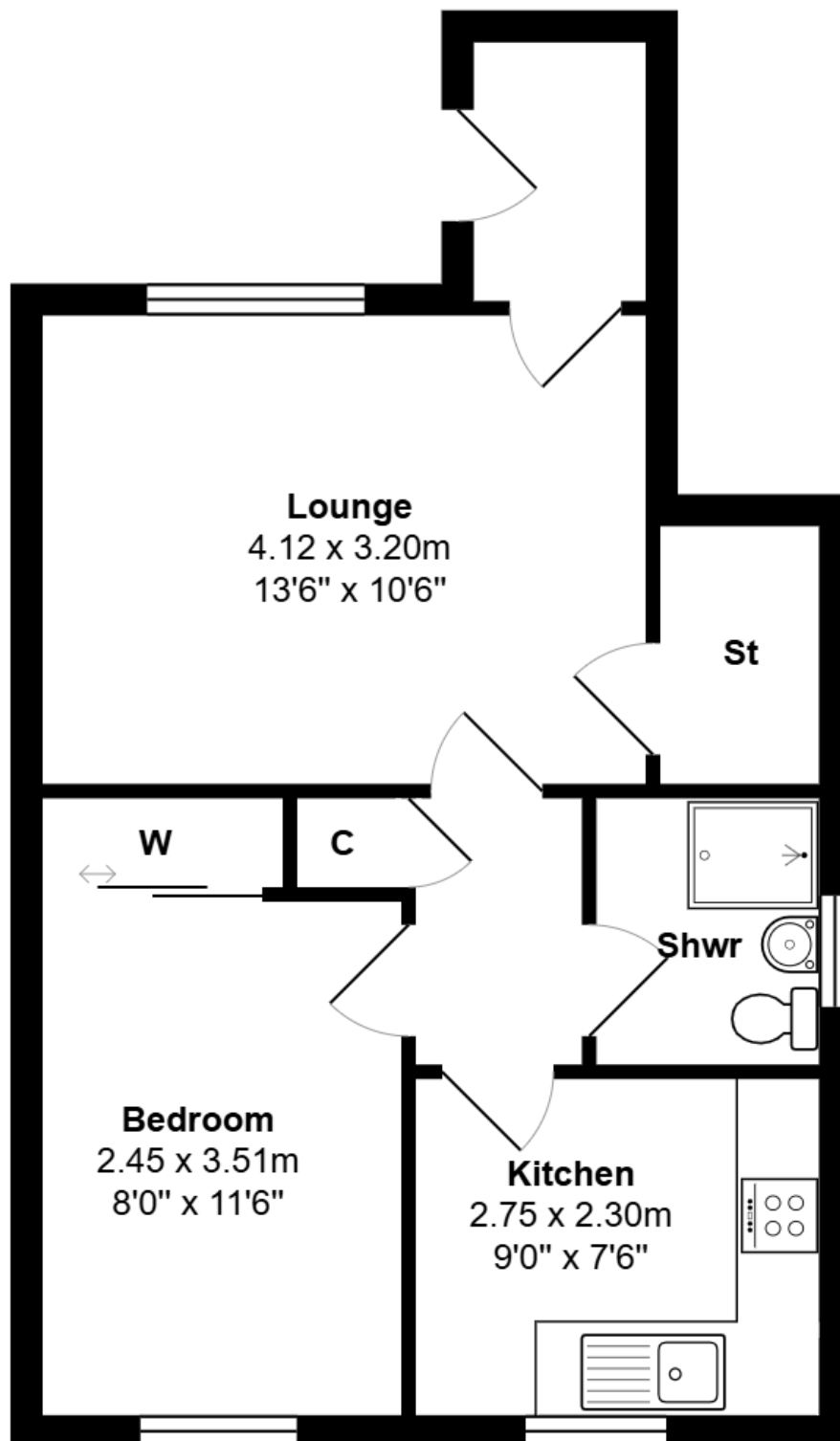
The bathroom has a white three piece suite comprising pedestal wash hand basin low-level WC and a large shower enclosure with glass sliding screen and a wall mounted electric shower. Window to the side and space for a free standing unit.

The property is heated with electric heating.



Vendor Comments

This has been a great flat as is such a handy location for the amenities. Also so handy for access to motorway network and public transport.



Total Area: 40.3 m² ... 434 ft²

Location

Castle Gait enjoys a convenient position within easy reach of Paisley Town Centre, where a wide selection of shops, cafés, restaurants and everyday amenities can be found. Excellent transport links are available nearby, including Paisley Canal Railway Station, offering regular services to Glasgow City Centre, while the M8 motorway network provides straightforward access across the central belt and to Glasgow Airport. Paisley itself continues to grow in popularity thanks to its rich history, impressive architecture, thriving community and ongoing regeneration, making it an attractive place to live for commuters, professionals and families alike.





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