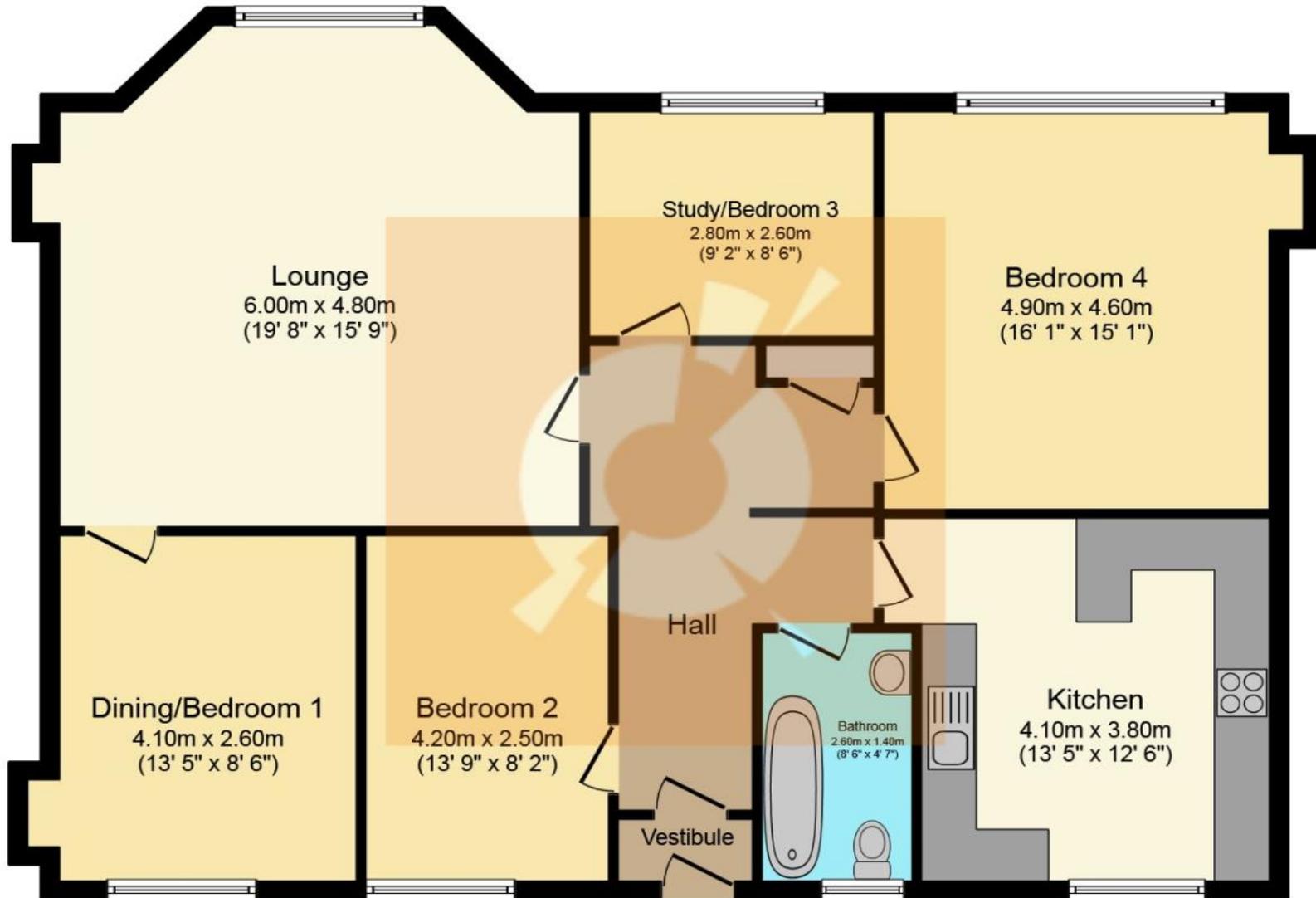




23/1 Calside, Paisley

Offers Over £200,000





## Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## THE PROPERTY

Welcome to 23/1 Calside, an amazing first floor upper conversion with great scale and traditional period features in abundance. The property benefits from an extensive private back garden with a summerhouse which offers flexible use.

A gravel driveway leads to a secluded courtyard with ample parking. A single garage with a fantastic communal snooker room above is also included with this impressive accommodation.

Upon entering, you cannot help but be impressed by the abundance of natural light, neutral decor, and charming period features that this fabulous family home has to offer. The reception hallway offers access to all apartments including the lounge, kitchen, four bedrooms and family bathroom.

The sumptuous family lounge is exceptionally bright and spacious with impressive ceiling heights, cornicing, and large bay windows which allow natural light to engulf the room. Quality solid wood flooring is carried throughout and a focal point fireplace with gas fire highlights the room as well as providing a lovely warmth, perfect for those cosy nights in.

The newly installed kitchen has been professionally fitted to include a quality range of wall and floor mounted units with aesthetic mistral worktops, creating a fashionable and efficient workspace. The kitchen is further complimented with an ultra-modern breakfast bar offering the perfect space to sit down and enjoy a lovely home-cooked meal and low energy LED lighting provides a lovely clarity to this entire space. There are a host of integrated appliances to include a Belfast sink with chrome mixer tap, an impressive 7-burner range style cooker with extractor hood, fridge freezer, washing machine and dishwasher which will all be included within the sale of this property, making this a fantastic purchase for a first-time buyer and professionals alike.

There are 4 generously proportioned bedrooms which have all been stylishly decorated throughout and offer fabulous flexible living accommodation. All bedrooms are complimented with large window formations, enhancing the feeling of bright airy spaciousness that you get when you first arrive.

Bedroom 4 contains intricate ceiling cornicing and a traditional feature fireplace. There is a large wardrobe which can also be included within the sale of the property.

The immaculate family bathroom completes this wonderful accommodation internally. It is partially tiled and comprises of a three-piece suite to include a shower-over-bath, w.c. and wash-hand-basin. Contemporary fixtures and fittings can be found throughout to include the chrome heated towel rail.

Externally, there is a substantial private rear garden which is mainly laid to lawn. A timber shed offers further storage for indoor/outdoor equipment and there is a charming summerhouse which has many potential uses such as Home Office or Gym.

The property further benefits from a newly fitted, A rated central heating boiler, triple-glazing to the front and double-glazing to the rear of the property, providing all rooms with a lovely warmth. All light fittings, curtains and blinds will also be included within the sale.

Ideally situated for local Primary and Secondary Schools... For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

The property is just a short walk to both Canal Street train station and the RA Hospital. Paisley has a great selection of local and town centre amenities including shops, supermarkets, schools and transport services. Bus and rail links give regular access throughout the area into Glasgow and further afield. The M8 motorway network is within a few miles and provides additional links to Glasgow Airport, Braehead Shopping Centre and Glasgow City Centre.

This fabulous family home will no doubt be very popular and therefore we would highly recommend and early viewing. Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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