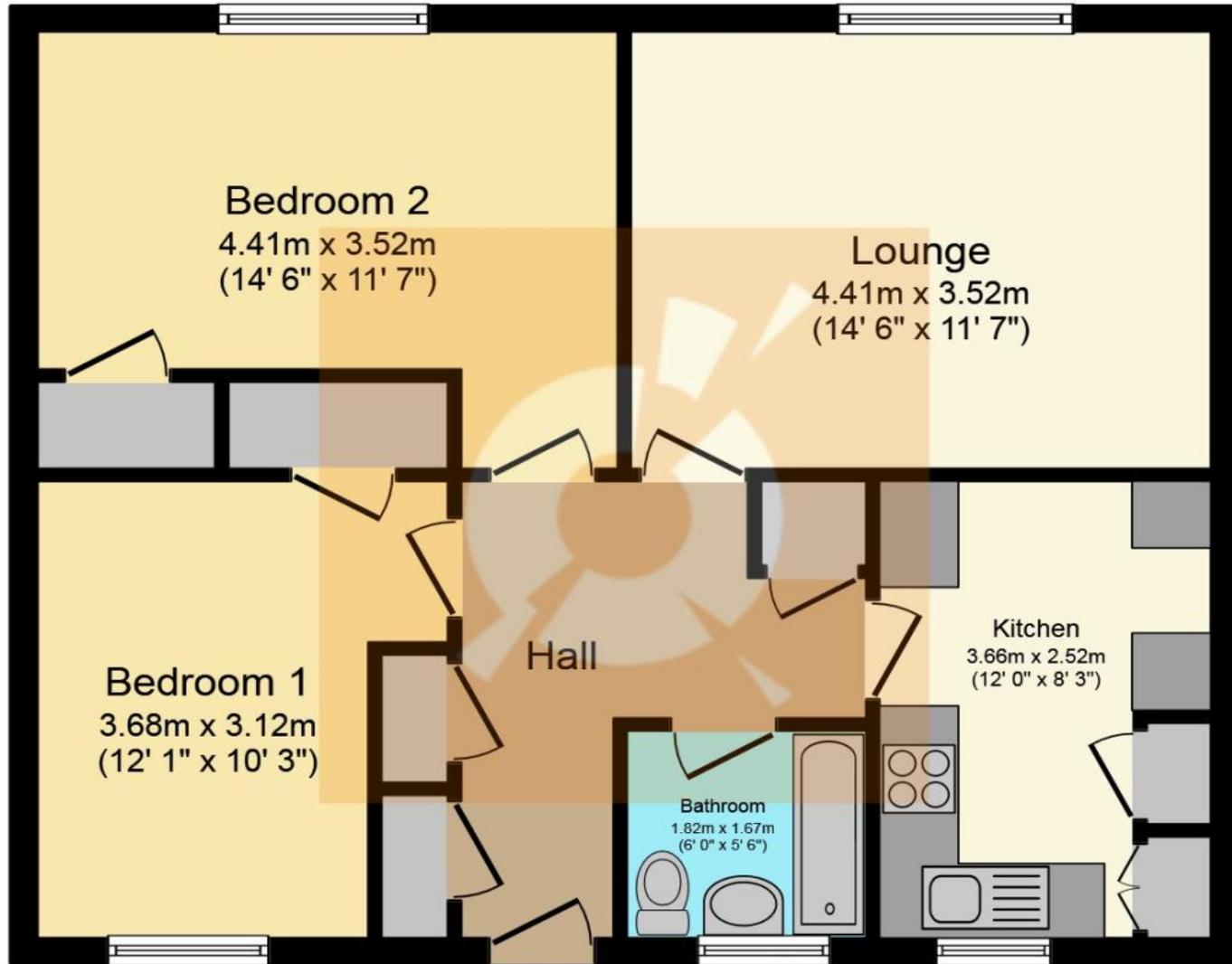




16a Calside, Paisley

Offers Over £59,995





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 No.16a Calside and this immaculately presented, fabulously affordable ground floor apartment, located in the highly-desirable Calside area of Paisley. This property is introduced to the market in true walk-in and start living condition with a host of fantastic features. Entry is via a stylish UPVC door offering access to the spacious and welcoming reception hallway which provides access to all rooms within the apartment. The hallway offers three extensive internal storage cupboards, perfect for a variety of uses.

The super spacious lounge has been stylishly decorated throughout with warm, neutral tones and is awash with natural daylight from large window formation, further enhancing the feeling of bright airy spaciousness you get when first entering the property. There is a focal point electric fire which creates a cosy atmosphere, offering the perfect spot to relax and unwind on those cold winter nights. The breakfasting kitchen has a quality range of high-gloss wall to floor mounted units with a contrasting wood effect worksurface, creating a fashionable and efficient workspace. The striking dark composite sink with chrome mixer tap, integrated 4-ring gas hob, double oven/grill and dishwasher will all be included within the sale of this property, making it an excellent first-time purchase. Additional features include a breakfast bar, full length pantry cupboard as well as space for washing machine if desired.

Both generously proportioned bedrooms are tastefully decorated in neutral tones and carpet, perfect to add your own finishing touches. Each bedroom features its' own walk in wardrobe space, Bedroom 1 has been fitted internally with both shelving and hanging space. Bedroom 2 has been cleverly utilised as a functional home office space. To complete this accommodation is the ultra-modern and recently upgraded family bathroom, comprising of a three-piece suite to include; bath with electric shower overhead, w.c. and wash-hand-basin with vanity unit. Contemporary fixtures and fittings can be found throughout, including chrome mixer taps and heated towel rail. Floor to ceiling tiles in pristine neutral colours complete the room.

The property further benefits from gas-central heating with Hive control system and double-glazing throughout, providing all rooms with a lovely warmth. Externally, there is private resident only carpark and a shared gardens to the rear. Entry to the property is via secure gated access or buzzer alert system which can be controlled from inside the apartment. Additionally, the property has access to a shared laundry room which is available within a monthly factor cost. Ideally situated for both Canal Street and Paisley Gilmour Street Train Station, within walking distance of all local amenities as well as the Royal Alexandria 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 property will no doubt be very popular and therefore we would highly recommend an 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.

www.thepropertyboom.com
70 West Regent Street, Glasgow, G2 2QZ
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com