



## 69 Calside

Paisley, PA2 6DH

**Fixed asking price £45,000**



Patch Estate Agents are pleased to present this MAIN DOOR GROUND FLOOR STUDIO FLAT to the market. Situated in a sought after excellent central location close to Paisley Town Centre. Accommodation comprise lounge/bedroom, kitchen and Bathroom. Early Viewing Advised!!

This property offers excellent living accommodation and is perfect for 1st time buyers, students and elderly residents alike. Would be a fantastic investment opportunity as properties of this type have a good demand for rental.

The accommodation on offer comprises bright and airy lounge/bedroom. The kitchen is fitted with a range of base and wall mounted units providing storage as well as ample worktop space. The modern newly decorated bathroom comprising three piece white suite and electric shower overhead completes this must see property.

#### HEATING

This property benefits from Gas Central Heating.

#### GLAZING

This property benefits from Double Glazing.

#### PARKING

There is ample residents parking available at the rear of the property.

#### GARDENS

This property benefits from well maintained communal grass areas which surround property. There is a slabbed court yard to the rear.

#### ENTRY

Accessed through own private main door and not communal entrance.

#### Accommodation Sizes (All sizes are approximate)

Lounge / Bedroom 5.19m x 4.74m

Kitchen 3.74m x 1.80m

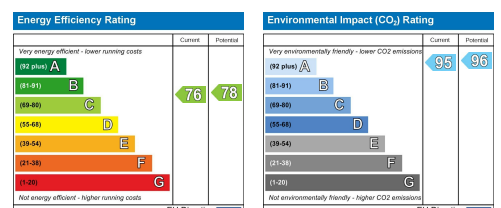
Bathroom 2.87m x 1.70m

#### AREA

Situated in an excellent central location close to Paisley Town Centre. Neilston Road can be reached a few minutes walk away which allows fantastic access to a range of local shops, eateries, post office etc. Neilston Road has a large variety of buses giving routes to different destinations, including Paisley Town Centre, perfect for students / commuters, although Paisley Town Centre can also be reached by foot, providing even further amenities and transport links. The RAH Hospital can be found nearby.

#### EARLY VIEWING ADVISED!!

### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.