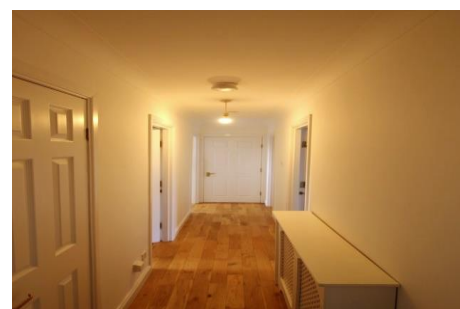




22 CALEDONIA COURT, PAISLEY. PA3 2LL.

CASTLEHEAD PROPERTIES ARE DELIGHTED TO BRING TO THE MARKET THIS TWO BEDROOM UPPER FLOOR FLAT LOCATED IN THE NORTH SIDE OF TOWN, CLOSE TO ALL LOCAL AMENITIES AND TRANSPORT LINKS INCLUDING GILMOUR ST TRAIN STATION, GLASGOW AIRPORT AND THE M8 MOTORWAY. THE PROPERTY IS IN GOOD ORDER INTERNALLY AND BENEFITS FROM DOUBLE GLAZING AND ELECTRIC HEATING. THE BUILDING HAS BEEN WELL MAINTAINED AND HAD SECURE DOOR ENTRY. AMPLE RESIDENTS' PARKING. IDEAL INVESTMENT OR FIRST TIME PURCHASE.



- TWO BEDROOM UPPER FLAT
- IDEAL FIRST TIME BUYER
- SECURE DOOR ENTRY
- ELECTRIC HEATING
- CENTRAL LOCATION
- PRIVATE RESIDENTS' PARKING
- GOOD RENTAL YIELD
- CLOSE TO LOCAL SHOPS AND AMENITIES

OFFERS OVER £85,000

22 CALEDONIA COURT, PAISLEY. PA3 2LL.

OFFERS OVER £85,000

LOUNGE 15' 3" x 14' 6" (4.65M x 4.42M)

SPACIOUS LOUNGE WITH VIEWS OVER THE FRONT OF THE PROPERTY. FRESH DECOR. BEIGE CARPET. RECESS SPOTS.

KITCHEN 8' 1" x 7' 9" (2.47M x 2.37M)

FITTED KITCHEN HAS DARK OAK EFFECT WALL AND BASE STORAGE UNITS, SPLASHBACK WALL TILING AND AMPLE WORK SURFACES THROUGHOUT. CERAMIC ELECTRIC HOB, ELECTRIC FAN OVEN AND CHIMNEY STYLE EXTRACTOR HOOD. WASHING MACHINE, FRIDGE FREEZER. RECESS CEILING SPOTS. GREY TILE EFFECT LAMINATE FLOORING.

ENTRANCE HALLWAY 19' 1" x 2' 11" (5.82M x 0.9M)

ENTRANCE HALLWAY HAS BEECH ENGINEERED OAK FLOORING THROUGHOUT. TWO STORAGE CUPBOARDS, ONE HOUSING THE WATER TANK, AND THE SECOND ONE HAS SHELVED STORAGE. ACCESS TO ALL ROOMS IN THE PROPERTY.

BEDROOM 1 15' 11" x 8' 2" (4.85M x 2.49M)

DOUBLE BEDROOM HAS BEIGE CARPET THROUGHOUT. BUILT IN STORAGE CUPBOARD / WARDROBE ACCESSED VIA DOUBLE DOORS. VIEWS OVER THE FRONT OF PROPERTY.

BEDROOM 2 8' 11" x 8' 1" (2.73M x 2.46M)

BEDROOM 2 HAS VIEWS OVER THE REAR OF THE PROPERTY.

BATHROOM 7' 6" x 7' 0" (2.28M x 2.13M)

THREE PIECE SUITE WITH 'MIRA SPORT' ELECTRIC SHOWER UNIT, RIGID SHOWER SCREEN. SHELVED STORAGE CUPBOARD HOUSING WATER TANK. WALL TILING THROUGHOUT. WHITE PANELLED CEILING WITH RECESS SPOTS. GREY FLOOR TILES. WINDOW TO THE REAR.



SECOND FLOOR



22 CALEDONIA COURT

While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements are given as a guide only. Actual measurements may vary slightly due to the way the property is built or the way the furniture is placed. These plans are for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan, pictures and descriptions should not be taken as an offer or guarantee as to their accuracy or otherwise. Call us for more information.

As a regulated business we are required to comply with the "The Money Laundering, Terrorist Financing and Transfer Funds (Information on the Payer) Regulations 2017. Intending purchasers will be asked to produce documentation to satisfy these requirements on acceptance of a formal offer. These will include proof of identification, proof of address and proof of funds to facilitate the purchase including deposit and any loan funds. Your cooperation in this is greatly appreciated.

DISCLAIMER - WHILST WE ENDEAVOR TO MAKE THESE PARTICULARS AS ACCURATE AS POSSIBLE, THEY DO NOT FORM PART OF ANY CONTRACT ON OFFER, NOR ARE THEY GUARANTEED. MEASUREMENTS ARE APPROXIMATE AND IN MOST CASES ARE TAKEN WITH A DIGITAL/SONIC MEASURING DEVICE AND ARE TAKEN AT THE WIDEST POINT. WE HAVE NOT TESTED THE ELECTRICITY, GAS OR WATER SERVICES OR ANY APPLIANCES. PHOTOGRAPHS ARE REPRODUCED FOR GENERAL INFORMATION AND IT MUST NOT BE INFERRED THAT ANY ITEM IS INCLUDED FOR SALE WITH THE PROPERTY. IF THERE IS ANY PART OF THIS THAT YOU FIND MISLEADING OR SIMPLY WISH CLARIFICATION ON ANY POINT, PLEASE CONTACT OUR OFFICE IMMEDIATELY WHEN WE WILL ENDEAVOR TO ASSIST YOU IN ANY WAY POSSIBLE.



OFFERS OVER £85,000