



SOLICITORS & ESTATE AGENTS



**MAIN DOOR FIRST FLOOR FLAT
12 NETHERHILL ROAD, PAISLEY PA3 4RE
Offers Over £65,000**



VIEWING

By appointment with MSM Solicitors & Estate Agents,
Tel: 0141 339 5252. Fax: 0141 339 4617.

Description

MAIN DOOR FIRST FLOOR FLAT within two storey terrace, externally refurbished enjoying tree lined aspects and nearby Renfrew Road, Paisley Central Retail Park, the Abbotsinch Retail Park, Town Centre and access to the motorway.

The property offers easily maintained yet well proportioned accommodation with gas central heating and double glazing, however does require a degree of internal improvement.

Private main door access onto entrance hall with stairs to upper reception hall with deep storage cupboard and good natural light to hall and stairwell provided by window to side, 15'6 x 13'6 lounge with shallow bay window to front enjoying tree lined outlook, access to breakfasting kitchen with windows to front and side. The preparation area comprises floor and wall mounted light wood veneer fronted units with complimentary work tops and splash back, tiled floor finish, chrome sockets and integrated oven, hob and hood, main bedroom to rear with built-in mirror wardrobes and shallow storage cupboard, additional double bedroom with deep cupboard (central heating boiler), modern fitted bathroom comprising three piece suite with electric shower above bath, full height wet wall panelling, tiled floor finish, ceiling lined in PVC with recessed downlights.

There is a modern single car garage and driveway to the side of the property which belongs to this property. There is also access to a communal drying green area to the rear.

- First Floor Flat
- Near excellent amenities
- 15'6 x 13'6 lounge
- 2 double bedrooms
- Gas central heating/double glazing
- Single car garage, off street parking

EPC Rating

C

Measurements

LOUNGE	15'6 (4.69m) x 13'6 (4.11m)
KITCHEN	9'10 (3.01m) x 7'5 (2.26m)
BEDROOM ONE	13'11 (4.24m) x 9'9 (2.99m)
BEDROOM TWO	10'0 (3.06m) x 10'0 (3.06m)
BATHROOM	6'3 (1.90m) x 5'4 (1.63m)



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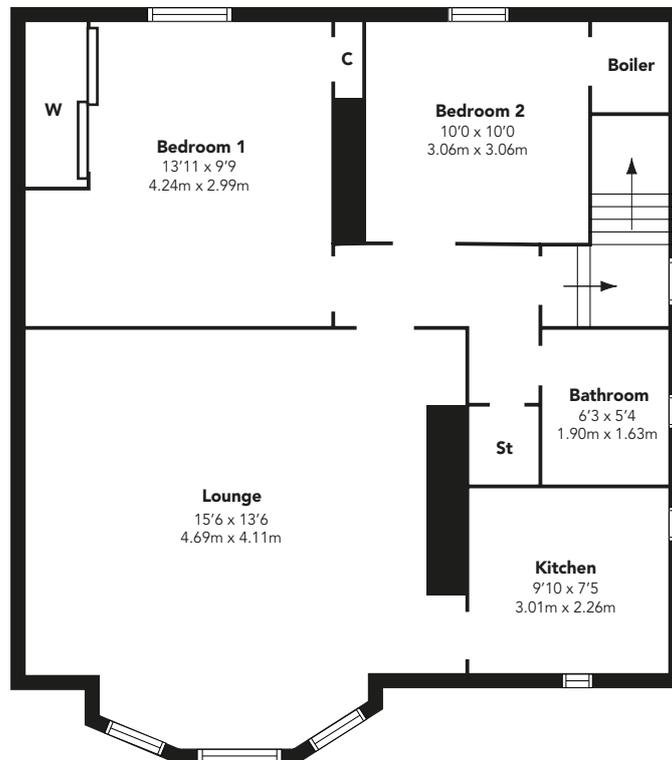
Travel Directions

From Paisley Town Centre travel north along Renfrew Road, Paisley Central Retail Park on left (Pure Gym & Greggs), turn right at the traffic light onto Netherhill Road and number 12 is on right.

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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



Floorplans are indicative only - not to scale

Produced by Plushplans

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

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