



72 Arniston Way
Paisley | PA3 4BZ

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Offers Over £99,000



72 Arniston Way, Paisley, PA3 4BZ

This CALA built 2 bed ground floor flat is presented to the market in the popular north area of Paisley. The property enters by secure communal entry to a spacious and welcoming hallway giving access to all apartments. The front facing living room is complimented by a bright triple window allowing for maximum light exposure. The kitchen includes wall and floor mounted cabinetry in neutral décor and space for white goods. The rear facing master bedroom provides ample space for a double bed and storage and includes integrated wardrobe space with sliding mirrored doors, and leads to an en suite bathroom. The en suite bathroom benefits from white sanitaryware and shower cubicle. Bedroom 2 also is rear facing and provides space enough for a double bed. The family bathroom is completed with a three piece sanitary suite and benefits from half height tiling. Throughout the flat there are various storage cupboards. Externally there are well maintained communal gardens to the front and the rear. The development provides ample shared parking areas. The property specification includes space heating and UPVC double glazed windows. The property is a short distance from Renfrew Road to connect the property to the nearby Paisley Town Centre and the nearby M8 motorway network with ease.



All room measurements are taken at the longest and widest points and are approximate:-

Hallway: 3.80m x 5.00m

Kitchen: 3.00m x 2.89m

Living Room: 3.47m x 4.71m

Master Bedroom: 3.46m x 3.11m

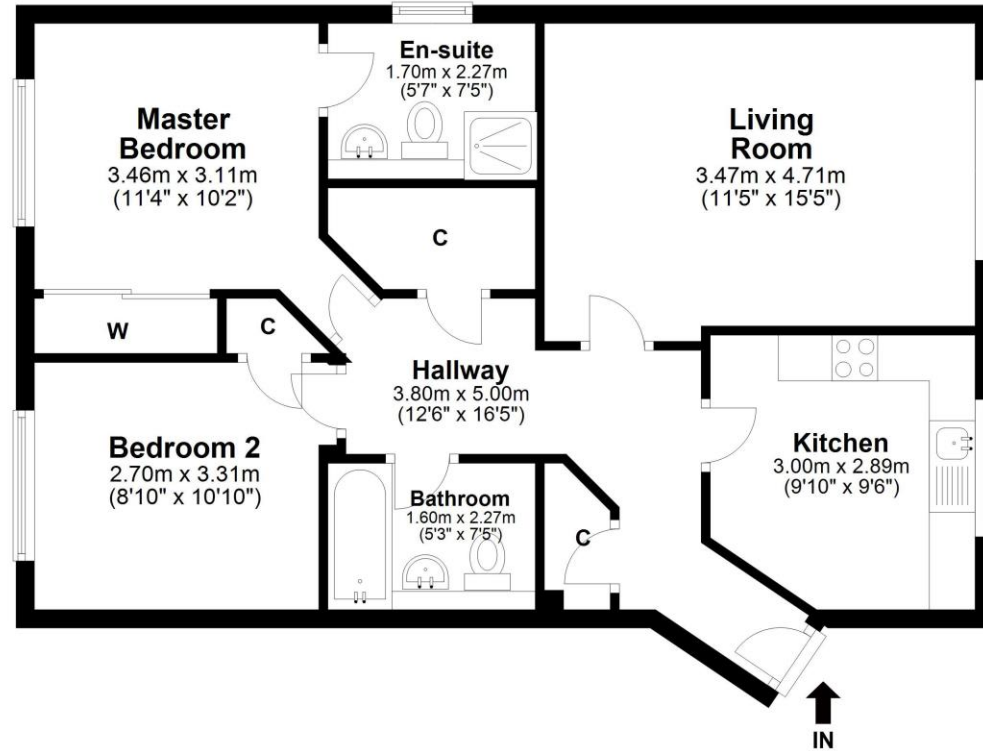
En-Suite: 1.70m x 2.27m

Bedroom 2: 2.70m x 3.31m

Bathroom: 1.60m x 2.27m



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Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60	65
39-54	E		
21-38	F		
1-20	G		



Total area: approx. 66.5 sq. metres (716.1 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.