



Flat 2/1, 132 Falside Road
Paisley | PA2 6JT

pattison&co

Offers Over £109,000



Flat 2/1, 132 Falside Road, Paisley, PA2 6JT

This exceptionally well presented second floor apartment is presented to the market in a popular pocket of Paisley. The property is surrounded by mature and pristine garden grounds, and enters by secure communal entry on the ground floor. The property itself enters by a bright and welcoming hallway giving access to all apartments. The expansive lounge area features a luxurious neutral décor and boasts a large sectional window allowing for maximum light exposure which overlooks the well manicured lawns. The lounge area also provides space aplenty for a dining table and chairs. The rear facing kitchen benefits from shaker style wall mounted and floor mounted cabinetry providing plenty of storage space, and also space for white goods. The bathroom features full height tiling and three piece suite to include WC, basin and rain effect shower over bath. The bathroom is completed with a feature chrome towel rail. Bedrooms 1 and 2 both provide ample space for a double bed with storage and benefit from integrated storage space. The property specification includes gas fired combi boiler, UPVC double glazed windows and secure communal entry. The property also benefits from an exclusive lock up garage located on site. Externally, the front and rear garden grounds are tremendously well maintained and include residents parking areas. The property is ideally located being just a short distance from both Brodie Park and Moredun playing fields. Paisley Town Centre is just a 5 minute drive away, and the property is served by all usual transport links. The M8 motorway network is also close by, connecting the property to the Central Belt of Glasgow and beyond with ease.



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

Hallway: 7.41m x 2.05m

Living Room: 4.91m x 4.75m

Kitchen: 2.82m x 3.75m

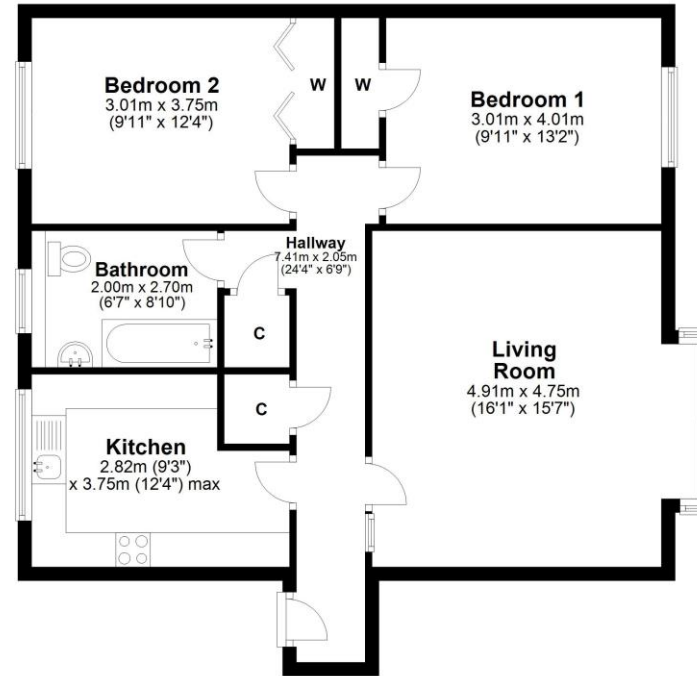
Bedroom 1: 3.01m x 4.01m

Bedroom 2: 3.01m x 3.75m

Bathroom: 2.00m x 2.70m



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Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69	78
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>



Total area: approx. 76.2 sq. metres (820.0 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.