



44 Calside
Paisley | PA2 6DE

pattison&co

Offers Over £215,000



44 Calside, Paisley, PA2 6DE

This impressive semi detached bungalow is presented to market in the popular south of Paisley set within expansive garden grounds. The property enters by a bright and welcoming hallway giving access to all apartments, and the hallway includes a cosy nook perfect for a work space. The front facing sitting room benefits from feature bay window allowing for maximum light exposure, and could be used as a third bedroom (subject to planning if required). Bedroom 2, also front facing, is currently used as the master suite and provides space aplenty for a double bed with storage. Rear facing bedroom 1, currently used as a study / library space, also provides ample space for bed furniture. The kitchen accommodation includes wall and floor mounted cabinetry with space for white goods, with a bonus utility space off leading to the rear garden grounds. Also off the kitchen accommodation is a further living space which could comfortably be used as a dining room. The shower room includes full height modern tiling with walk in shower and white sanitaryware. To the front of the property there is a private driveway and the front garden grounds are enclosed by mature hedges. The well maintained rear garden grounds are a relaxing space to take in the spoils of the Scottish summer sun and are completed by a paved area ideal for furniture. The property specification includes timber framed single glazed windows, electric storage heaters and electric fireplace in the living room. The property is served by all usual local amenities such as restaurants, bars and Royal Alexandra Hospital is a short journey away. Paisley Canal Train station is just a 5 minute walk from the property, and the nearby M8 motorway network connects the property to the central belt and beyond with ease.



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

Hallway: 4.00m x 1.70m

Kitchen: 2.45m x 3.65m

Utility: 2.45m x 2.01m

Lounge / Dining: 4.15m x 3.95m

Sitting Room / Bedroom 3: 4.84m x 3.95m

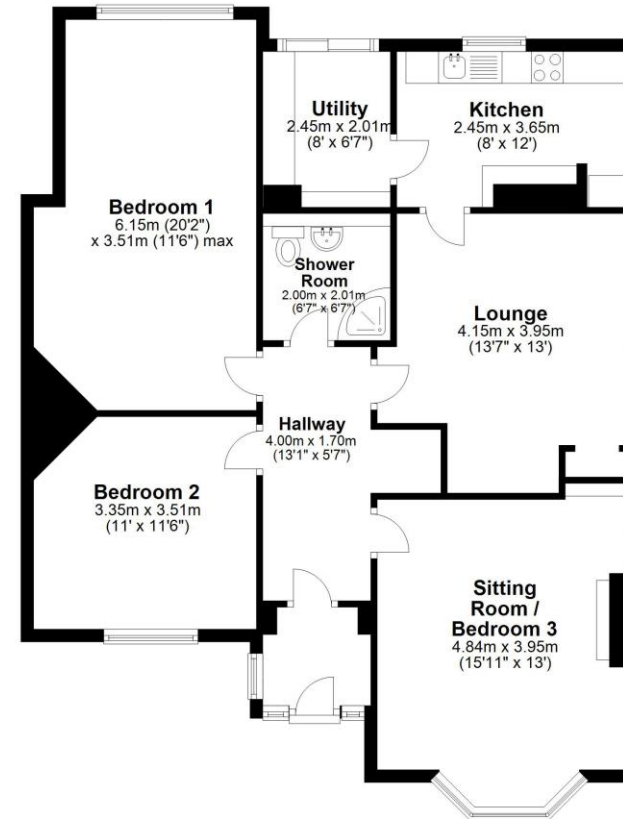
Bedroom 1: 6.15m x 3.51m

Bedroom 2: 3.35m x 3.51m

Shower Room: 2.00m x 2.01m



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Total area: approx. 96.6 sq. metres (1040.1 sq. feet)

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76
55-68	D		
39-54	E		
21-38	F		
1-20	G	1	

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

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.