



62 Castle Gardens  
Paisley | PA2 9RB

pattison&co

Offers Over £130,000



**62 Castle Gardens, Paisley, PA2 9RB**

This wonderfully presented 2 bed mid terraced villa is presented to the market in an ever popular residential development to the west of Paisley's town centre. The property enters by a feature composite door to an entrance vestibule, leading to an open and spacious family living room. The front facing lounge welcomes an abundance of natural light and includes feature herringbone flooring throughout the ground floor. The rear facing kitchen, spanning the width of the property, provides contemporary wall and floor mounted cabinetry with space for white goods, and onwards views of the rear garden grounds. The spacious kitchen provides space aplenty for the bonus breakfast bar area. Upstairs, there are two well proportioned bedrooms with front facing bedroom 1 benefitting from integrated wardrobe space. The modern shower room benefits from full height grey tiling to the walls and matching tiling to the floors, walk in shower and the bathroom is completed with contemporary white sanitaryware. Externally, the property's rear gardens have been landscaped with decking providing a warm and tranquil place to enjoy the spoils of the Scottish sun. The property specification includes UPVC double glazed windows, Ideal combi boiler and an allocated car parking space. Further, a shared residents footpath gives access to the rear of the property. The property's location in a quiet and family friendly cul-de-sac within this popular development is unmatched, and is sure to appeal to a wide range of buyers. Nearby Canal Street and Gilmour Street Train Stations provide easy links to Glasgow City Centre, 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:-

Living Room: 4.70m x 3.61m

Kitchen: 2.40m x 3.61m

Bedroom 1: 3.09m x 2.60m

Bedroom 2: 2.40m x 3.61m

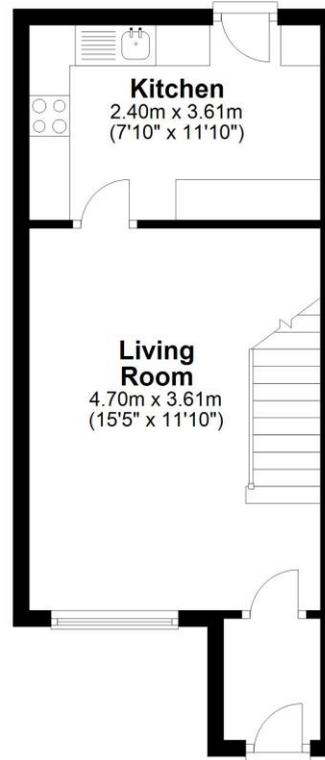
Shower Room: 1.91m x 1.61m



## Castle Gardens, Paisley, PA2 9RB

### Ground Floor

Approx. 27.9 sq. metres (300.8 sq. feet)



### First Floor

Approx. 26.0 sq. metres (280.2 sq. feet)



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		93
81-91	B		
69-80	C	78	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<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.



Total area: approx. 54.0 sq. metres (581.0 sq. feet)