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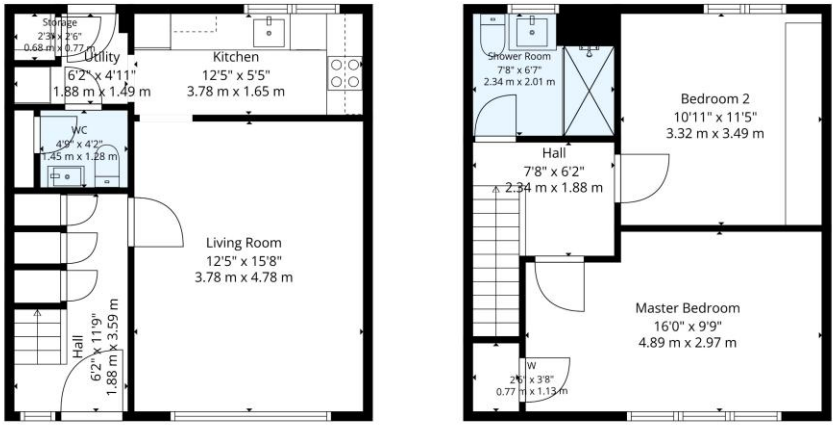
199 Netherhill Road,

Paisley, PA3 4PN

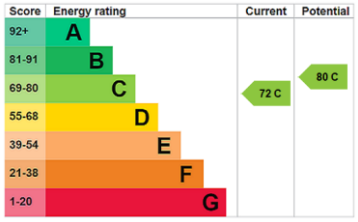
walkerlaird.co.uk



1st Floor

2nd Floor

TOTAL: 753 sq. ft, 70 m2
1st floor: 356 sq. ft, 33 m2, 2nd floor: 397 sq. ft, 37 m2
EXCLUDED AREAS: UTILITY: 25 sq. ft, 2 m2, UNDEFINED: 5 sq. ft, 0 m2, STORAGE: 6 sq. ft, 1 m2,
UNDEFINED: 14 sq. ft, 0 m2, W: 9 sq. ft, 1 m2, WALLS: 82 sq. ft, 10 m2



A stunning end of terrace house that is sure to impress all buyers looking for a walk in condition property close to local schools an amenities. The two bedroom home is located on Netherhill Road with a good plot which includes off street parking and a garden room.

The lower level extends to a hallway, cloakroom w.c, living room, kitchen featuring contemporary fitted units, an oven, electric hob and extractor hood.

Upstairs there are two double bedrooms with fitted storage space and a sleek shower room with a modern white suite and mains shower.

The property is presented in fresh, neutral tones and features a range of modern floor coverings. Further benefits include gas central heating and double glazing.

There is a mono-bloc driveway to the front. To the rear the enclosed garden is a good size with artificial turf and a garden room.

Paisley itself offers a wide variety of amenities including shopping, banks, restaurants, leisure activities, schooling and local transport links. There is a direct bus link to Paisley Town Centre close by as well. There are regular train services to Glasgow from Paisley Gilmour Street Station. The M8 Network and Braehead are also close at hand.





VIEWING

Strictly by appointment with selling agents, by calling 0141 887 5271

OFFERS

All offers should be submitted to: paisleyea@walkerlaird.co.uk

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Disclaimer - IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. Whilst every precaution has been taken to ensure accuracy, if there is any aspect which is critical to your interest or which you find misleading please contact us for further information. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are taken with a laser tape measure, should not be relied upon for furnishing purposes and are approximate. Floor plans are for guidance only and illustration purposes only and may not be to scale.