



SOLICITORS & ESTATE AGENTS



**Second Floor Flat
2/1 96 Neilston Road, PAISLEY, PA2 6EJ
Offers Over £69,995**



VIEWING

By appointment with MSM Solicitors & Estate Agents,
Tel: 0141 339 5252. Fax: 0141 339 4617.

Description

This well presented two bedroom flat is positioned on the second floor of a traditional tenement building on the ever popular Neilston Road, offering spacious accommodation and excellent access to local amenities.

The welcoming hallway provides access to all apartments and includes a large storage cupboard, ideal for keeping the home organised. The bright and generously proportioned living room is a standout feature of the property, enhanced by attractive bay style windows that flood the room with natural light, while a gas fire creates a warm and comfortable focal point.

The kitchen provides ample workspace and storage, offering a practical and functional area for everyday cooking. The property further benefits from two well proportioned bedrooms, both offering comfortable accommodation and flexibility for use as guest rooms, home office space or additional storage if required.

The shower room is well presented and finished with wall tiling, creating a clean and contemporary feel. It features a walk in shower enclosure along with a modern white three piece suite comprising a wash hand basin and WC, providing a bright and functional space designed for everyday convenience.

Additional features include double glazed windows and gas central heating, ensuring warmth and energy efficiency throughout the year.

Externally, residents benefit from shared garden space to the rear, providing a pleasant outdoor area, along with convenient on street parking available to the front of the building.

Neilston Road is ideally positioned for easy access to Paisley town centre where a wide range of shops, supermarkets, cafés, restaurants and leisure facilities can be found. The area is well served by public transport links, including nearby bus routes and rail connections, providing convenient travel to surrounding areas and into Glasgow city centre. Local schools, parks and everyday amenities are also within easy reach, making this a highly convenient and desirable location.

EPC Rating

D

Measurements

Lounge/Dining	15'11 (4.86m) x 14'7 (4.45m)
Kitchen	13'2 (4.01m) x 6'9 (2.06m)
Bedroom	14'5 (4.40m) x 12'1 (3.69m)
Office	14'3 (4.34m) x 7'6 (2.29m)
Hallway	11'9 (3.58m) x 10'7 (3.21m)



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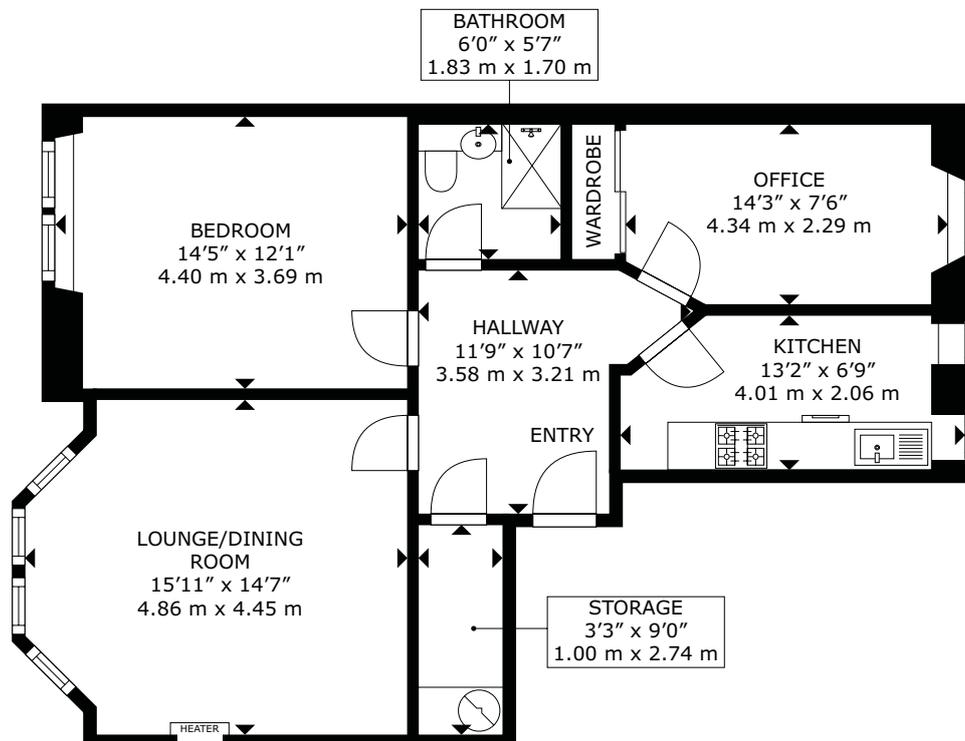
Travel Directions

From MSM, 51 Moss Street, Paisley PA1 1DR, head south on Moss Street towards Gauze Street. Continue straight onto Cotton Street and follow the road as it becomes Neilston Road. Remain on Neilston Road for approximately 1 mile, passing local shops and amenities along the way. 96 Neilston Road will be found on the right hand side, with access to Flat 2/1 via the communal entrance.

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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the



GROSS INTERNAL AREA
FLOOR PLAN: 767 sq. ft., 71 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.
Produced by [Plushplans](#)

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

43 Crow Road, Partick, Glasgow G11 7SH
Telephone 0141 339 5252, Fax 0141 339 4617

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