



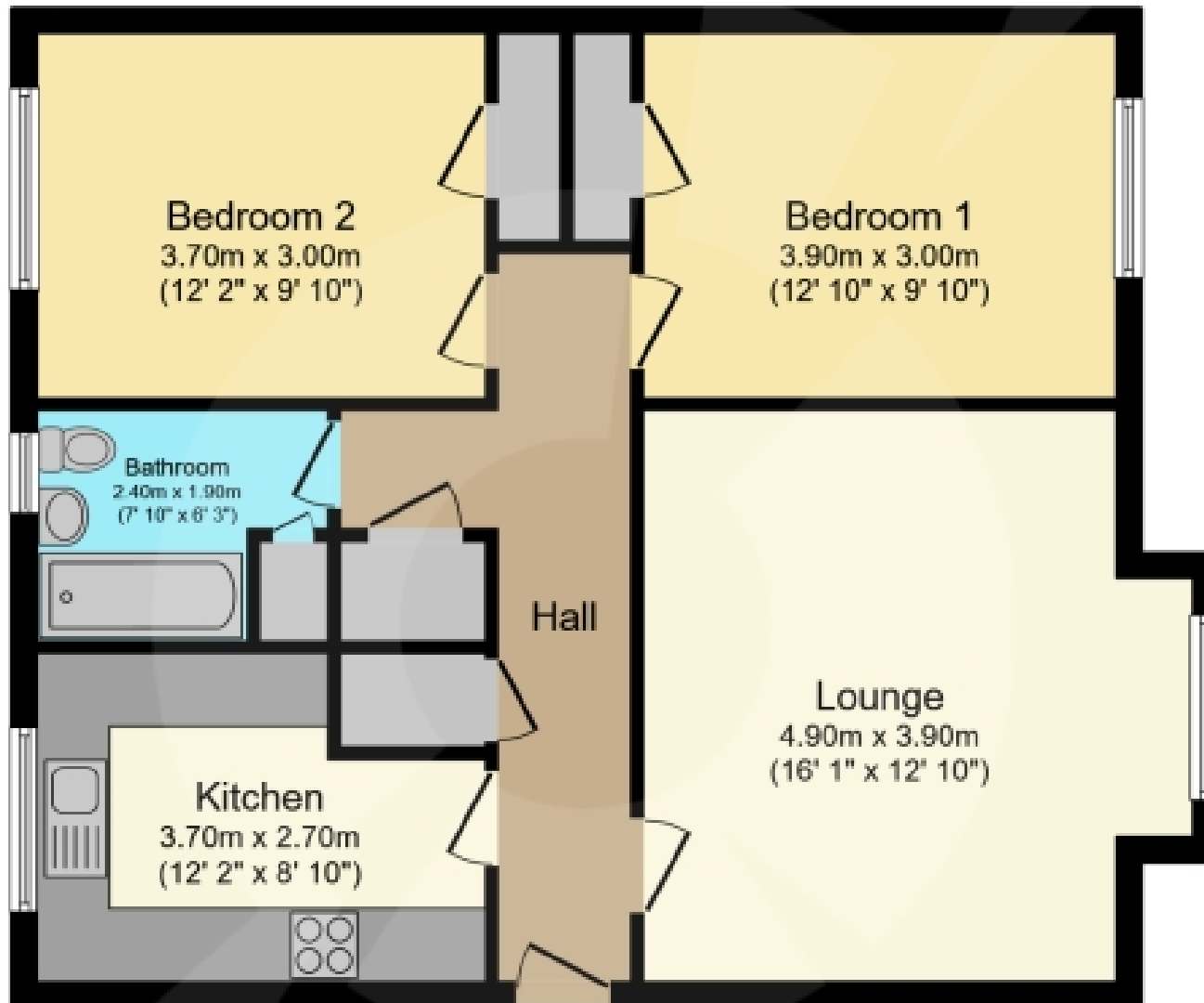
**Flat 0/2, 126 Falside Road, Paisley**

**Offers Over £109,995**









## Floor Plan

Floor area 70.8 m<sup>2</sup> (762 sq.ft.)

**TOTAL: 70.8 m<sup>2</sup> (762 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

Situated within the ever-popular Paisley locale, No.126 Falside Road offers a spacious ground floor flat ideal for first-time buyers or buy-to-let investors. Just a brief 10-minute drive away from a host of amenities, eateries and convenient public transport links.

Nestled in a quiet cul-de-sac, the property is enveloped by well-maintained lawns and ample off-street parking, ensuring both residents and guests are accommodated comfortably. Accessed via a secure door entry system, the communal entrance hallway leads to Flat 0/2.

Step inside the welcoming reception hallway, granting access to all rooms within the apartment. The family lounge, bathed in natural light, boasts generous proportions, offering the perfect space for relaxation.

The well-appointed kitchen holds an array of wall and base mounted units, complemented by contrasting granite effect worktops. Integrated appliances include a 4-ring electric hob, electric oven/grill, extractor hood, dishwasher, and fridge/freezer, which will all be included in the sale.

Two generously proportioned double bedrooms each offer ample built-in storage solutions. The property is completed internally with a fully tiled shower room, featuring a walk-in shower cubicle, W.C., and wash hand basin enclosed within a vanity unit.

To the rear of No.126, a low-maintenance communal drying green and bin storage area offer practical convenience, while a private garage provides additional storage solutions.

The property is located within a short drive of Paisley Town centre and the University. There are fabulous local amenities, supermarkets, and shops all on the doorstep alongside public transport links to both Paisley Gilmour Street and Canal Street Station. Paisley has a great selection of local and town centre amenities including shops, supermarkets, schools and transport services. Bus and rail links give regular access throughout the area into Glasgow and further afield. The M8 motorway network is within a few miles and provides additional links to Glasgow Airport, Braehead Shopping Centre and Glasgow City Centre.

Viewing by appointment only - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

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[www.thepropertyboom.com](http://www.thepropertyboom.com)  
70 West Regent Street, Glasgow, G2 2QZ  
Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)