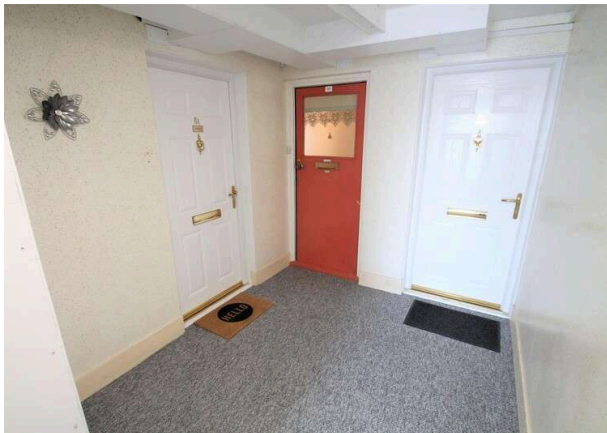


Eighth Floor Flat
8B Hamilton Court, PAISLEY, PA2 6DG
Offers Over £55,000



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Description

This spacious two bedroom flat sits on the eighth floor of Hamilton Court and enjoys a superb location in the Charleston district of Paisley close to a host of local amenities and landmarks including the Royal Alexandra Hospital.

The building has a secure buzzer entry system and there is a Concierge whose office is located on the ground floor and who oversees the building. The entrance foyer leads to the communal launderette and to the elevators. The first elevator you come to serves the even floors. On exiting the elevator you turn right and pass via a doorway to the landing where Flat 8B is accessed.

This flat is very well presented, decorated in neutral tones but with scope to add your own ideas of decor, fixtures & fittings. There is a long reception hall linking to all the principal rooms and providing access to several storage cupboards. Both bedrooms are of excellent proportion and sit to the east elevation of the building. The lounge is a superb reception room. again of great proportion, with broad window formation overlooking the balcony and door adjacent providing access to said balcony. The kitchen is found off the rear of the lounge via a doorway. A partition wall with glazed sections separates the kitchen from the lounge but allows light to flow between both rooms. A window formation lends further natural light to this kitchen. This kitchen is fitted with units and a worktop which incorporates a sink and draining board. There is space for a freestanding cooker and fridge freezer. There are two further cupboards in this kitchen one of which houses the heat interface unit which connects to the heating and hot water system. The shower room has been re-modelled in recent years and is of stylish specification. There is a broad shower cubicle, wc and wash hand basin within a vanity unit.

The windows are double glazed and heating and hot water are by way of a Biomass community heating system. There are wall mounted radiators, a smart heat meter and top up card.

Worth particular mention are the wonderful panoramic views across the neighbouring Charleston Bowling Club, Paisley skyline and beyond.

Hamilton Court sits on the corner of Calside and Stock Street just to the south of Paisley Town Centre. There are a host of high street shopping facilities found on nearby Neilston Road and Causeyside Street. As noted the Royal Alexandra Hospital is within close proximity and so too is the Paisley Campus of the University of the West of Scotland. There are convenient local bus routes and Paisley Canal Train Station is within walking distance. There is residents' off street parking available and excellent road links to Paisley Town Centre, the M8 and central belt motorway network.

Please note this is a Cash Purchase only.

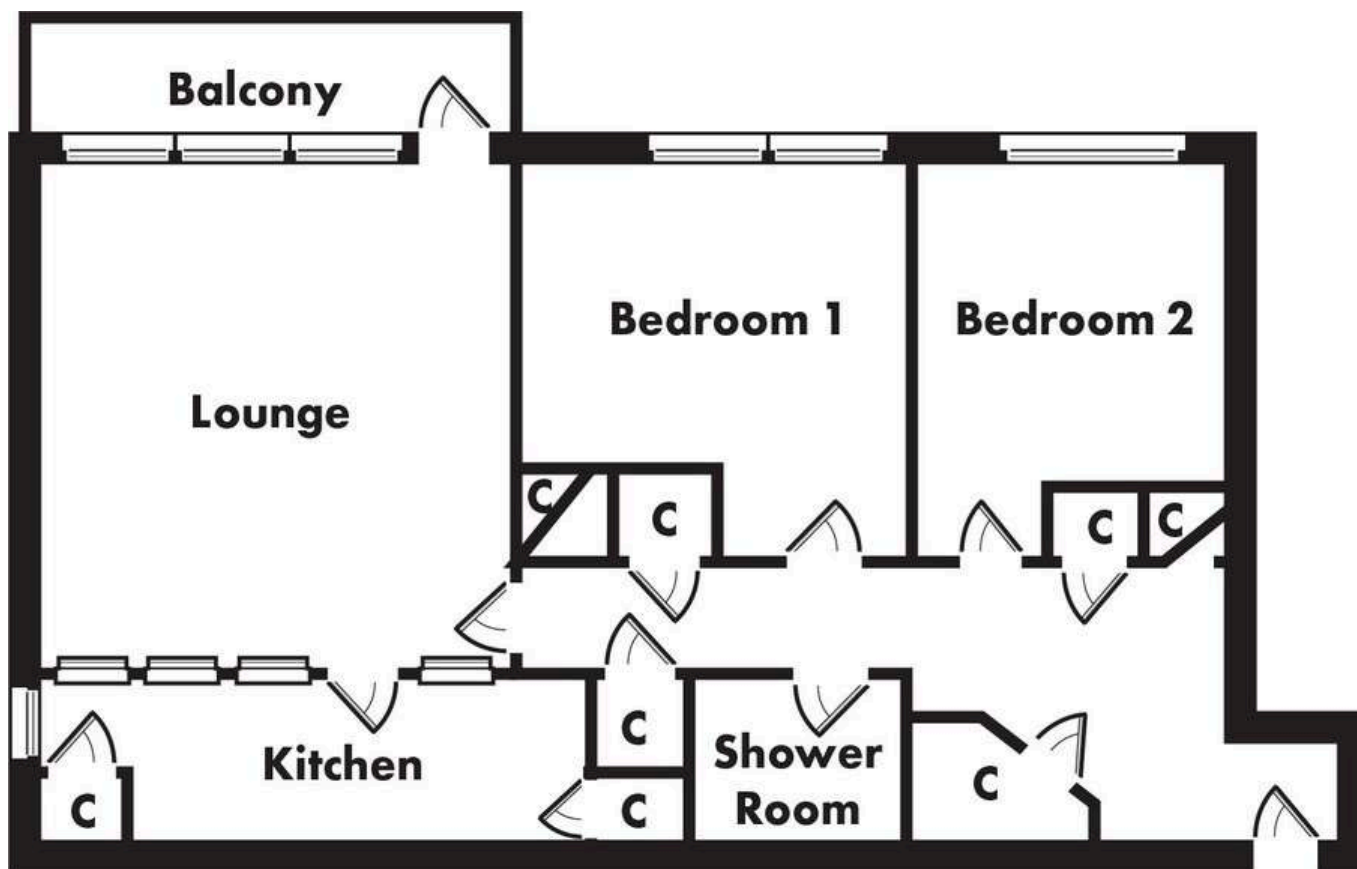
Room Dimensions

Lounge	4.45 m x 3.78 m / 14'7" x 12'5"
Kitchen	4.42 m x 1.96 m / 14'6" x 6'5"
Bedroom 1	4.27 m x 3.23 m / 14'0" x 10'7"
Bedroom 2	4.24 m x 2.69 m / 13'11" x 8'10"
Shower Room	1.88 m x 1.68 m / 6'2" x 5'6"

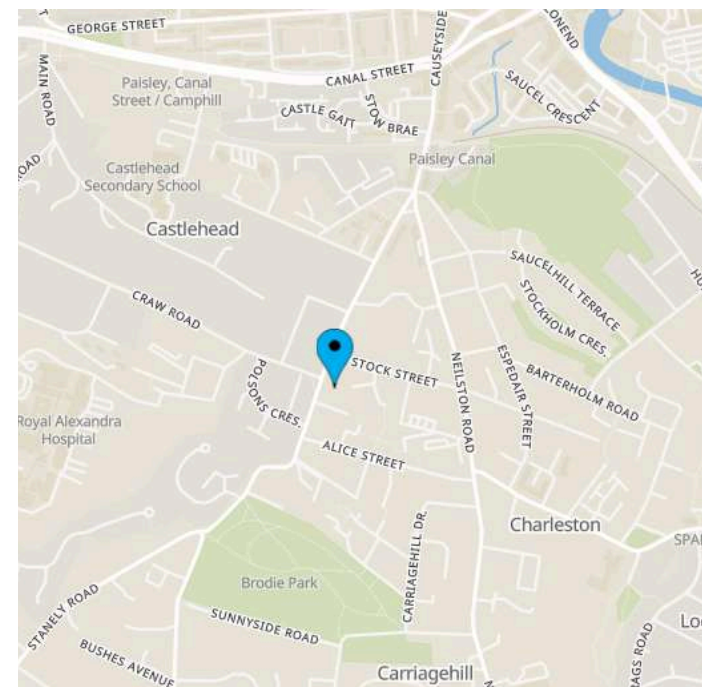
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Features

Cash Purchase Only
Eighth floor flat
Two double bedrooms
Biomass Central Heating System
Great location close to Paisley Town Centre
Concierge
Residents' parking



Floor plans are indicative only - not to scale.



TRAVEL DIRECTIONS

Travelling South on Causeyside Street, turn right onto Calside. Continue along and Hamilton Court is along on the left hand side at the corner of Stock Street.

MARKET APPRAISAL

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

Property Manager: Iain Macmillan • Telephone: **0141 331 0741**

Email: iain@prp-legal.co.uk

Kensington House, 227 Sauchiehall Street, G2 3EX F: 0141 332 6847
1242 Shettleston Road, Shettleston, G32 7PG F: 0141 763 1948

For further information:

Or to view this property please call:

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ESPC Ref: E461222

