




McEwan Fraser Legal
Solicitors & Estate Agents
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25 Brodie Park Avenue

PAISLEY, RENFREWSHIRE, PA2 6JA

PAISLEY | RENFREWSHIRE

This fantastic property in Brodie Park Avenue, a popular pocket of Paisley. Paisley itself is a busy, vibrant town situated on the banks of the River Cart in Renfrewshire and offers all the amenities of a large town and with a friendly, welcoming character. You will find Paisley has a great mix of history and modern facilities.

The property is also very well situated for accessing the town centre, as well as primary and secondary schools. The Royal Alexandra Hospital and the University of the West of Scotland are easily accessed via local public transport links, including Canal Street and Paisley Gilmour Street railway and a bus station.

Also, nearby is the Paisley Arts Centre, Paisley Art Gallery and Museum and many local sports facilities. These including swimming at the Lagoon Leisure Centre, shopping at Silverburn Retail Park as well as Intu Braehead Retail Park and sports pursuits, such as climbing and skiing at Soar is just a ten-minute drive away.





25 BRODIE PARK AVENUE

Part Exchange available. We are delighted to present to the market, this spacious two bedroom first floor flat that overlooks Brodie Park, with uncapped potential and ideal for a variety of people. The property offers spacious and light filled accommodation all on one level.

The welcoming hallway provides access to all apartments. The property is in need of modernisation and is perfect for those wanting to put their own stamp on their new home. A bright and airy lounge is flooded with natural light and boasts a beautiful view over the park. Many an evening will be spent in this zone, unwinding after a hard day. The kitchen has been fitted to include a range of floor and wall mounted units with a contemporary worksurface - creating a fashionable and efficient workspace. There is additional space for free standing appliances.

The two good sized bedrooms are bright and airy with a range of furniture configurations and space for additional free standing furniture if required. A family bathroom suite completes the impressive accommodation internally.

Externally the property benefits from allocated parking and communal grounds, which are well kept all year round. Gas central heating and double glazing have been provided throughout to create a warm, yet cost-effective way of living all year round.



“ SPACIOUS
AND LIGHT
FILLED ”





Approximate Dimensions (Taken from the widest point)

Lounge	5.50m (18'1") x 3.20m (10'6")
Kitchen	3.20m (10'6") x 3.00m (9'10")
Bedroom 1	5.00m (16'5") x 2.60m (8'6")
Bedroom 2	3.20m (10'6") x 2.00m (6'7")
Bathroom	2.00m (6'7") x 2.00m (6'7")

Gross internal floor area (m²): 67m²

EPC Rating: C

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds.

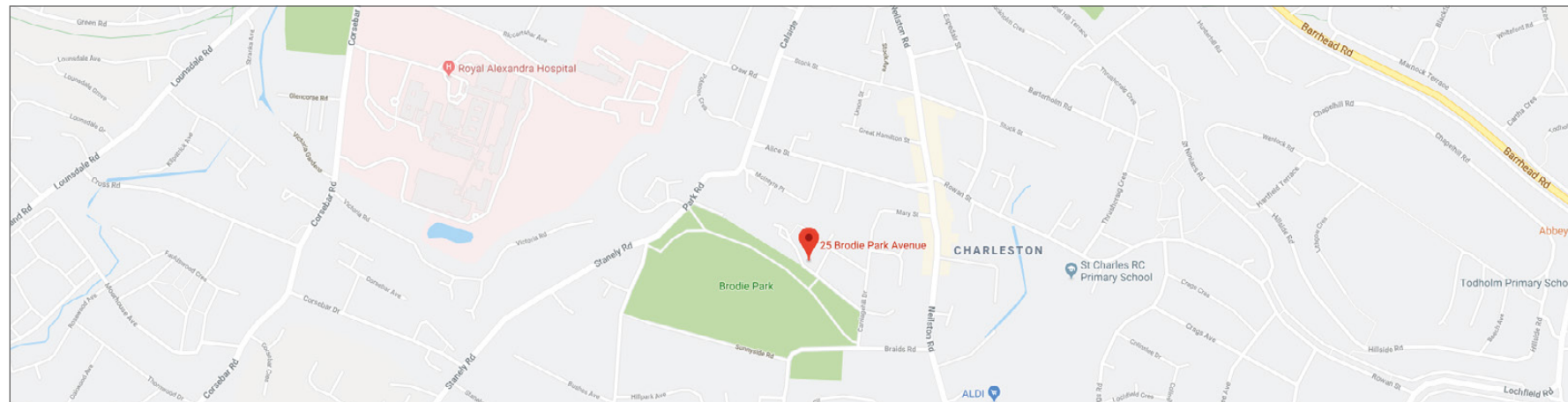


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Part
Exchange
Available

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Text and description
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 Photographer



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