



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0141 404 5474

0/2, 13 Mavisbank Terrace

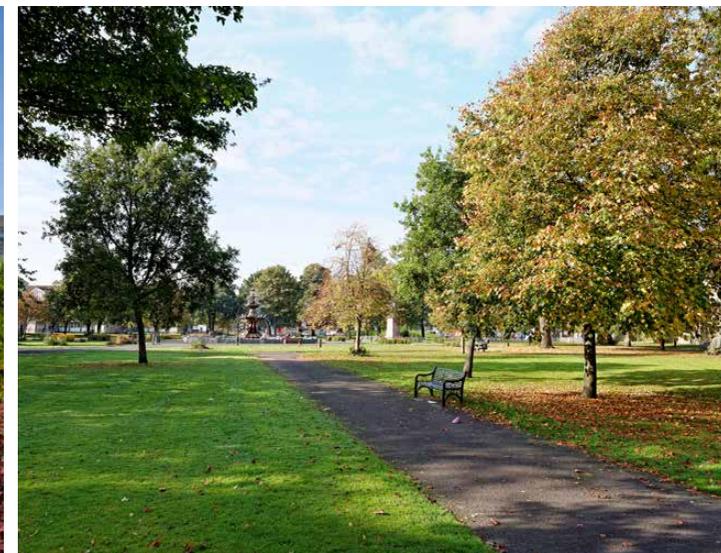
PAISLEY, PA1 1TL



Mavisbank Terrace is situated in 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 very well situated for accessing the town centre as well as primary and secondary schools, with The University of the West of Scotland less than a 5-minute walk away. The Royal Alexandra Hospital is easily accessed via local public transport links which include 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 Intu Braehead Retail Park and sports pursuits, such as climbing and skiing at Soar is just a thirteen-minute drive away.



# 0/2, 13 MAVISBANK TERRACE

PAISLEY, RENFREWSHIRE, PA1 1TL

McEwan Fraser Legal present to the market this immaculate two bedroom ground floor property.

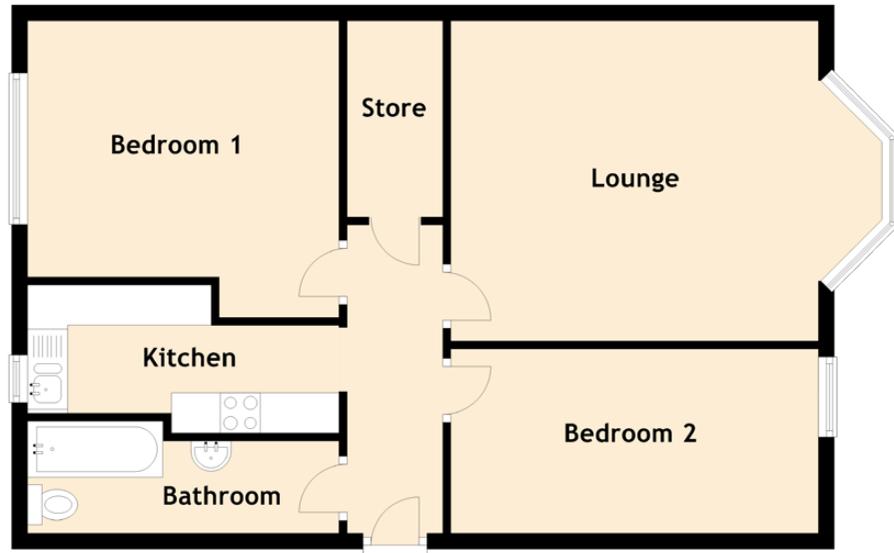
On entering this property, you walk into a welcoming hallway, which provides access to all rooms. The impressive lounge with feature window, flooding the room with natural light. This is the perfect room in which to unwind after a hard day. The kitchen has been fitted to include a good range of contemporary floor and wall mounted units with a complimentary worktop, creating a fashionable and efficient work-space. The two well-proportioned bright and airy bedrooms have a range of furniture configurations and space for additional free-standing furniture if required. A contemporary bathroom suite completes the impressive accommodation internally. Throughout the property boasts Karndean flooring underfoot and some lovely traditional features true to the building and solid wooden doors.

The double glazing was installed in 2017 and comes with a ten-year guarantee. Rewiring was complete in 2018 and USB ports are now available and the gas central heating was renewed in 2012. This property is in fantastic condition and offers real peace of mind to the new owner.

Externally, there are communal grounds to the rear, a storage facility and a private front garden with a power source. There is also plenty of on-street parking



“ ... LOVELY TRADITIONAL FEATURES TRUE TO THE BUILDING ... ”



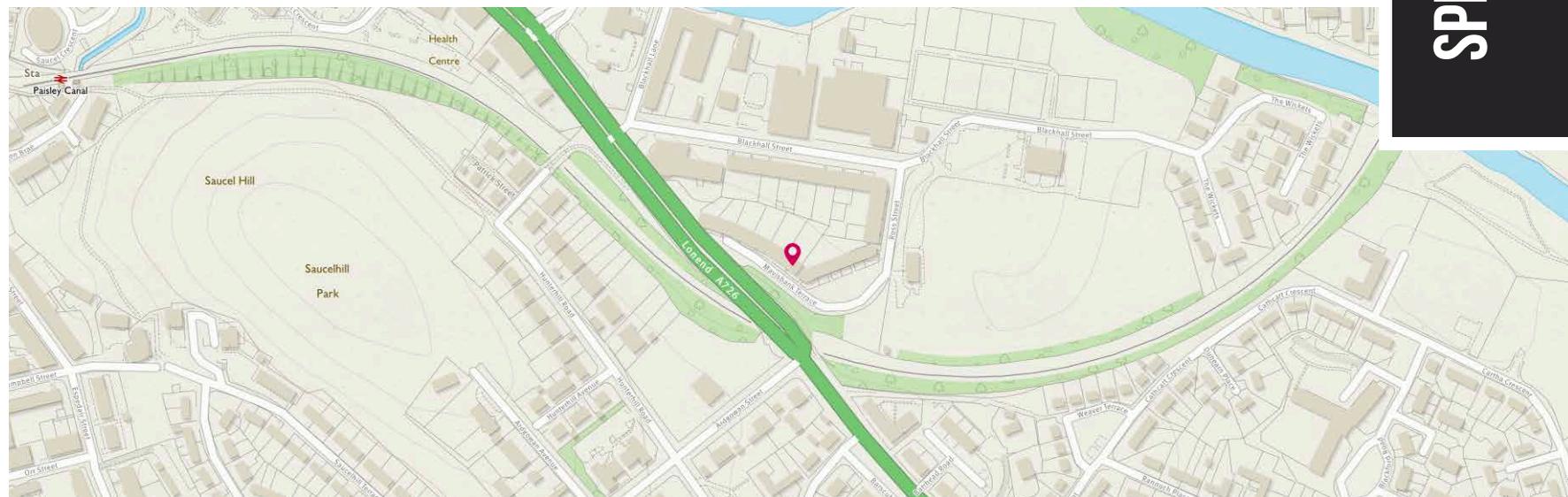
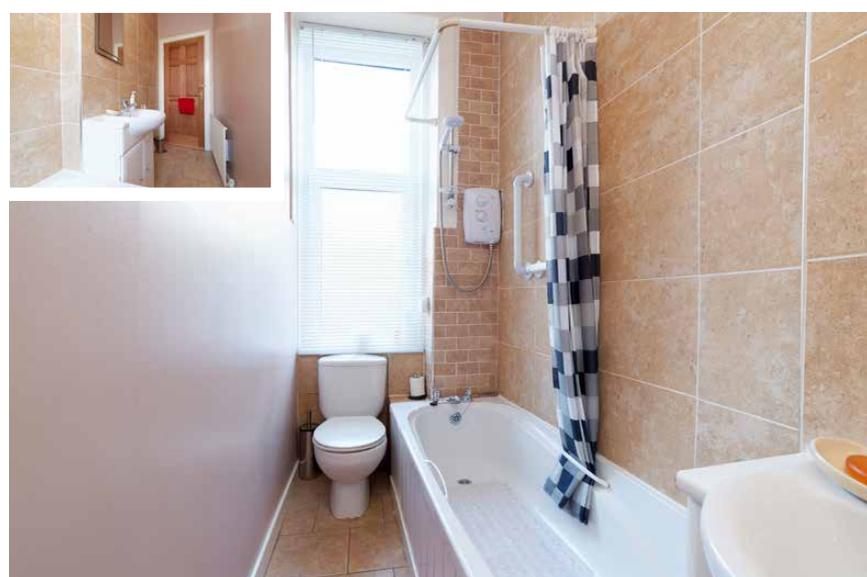
Approximate Dimensions  
(Taken from the widest point)

Lounge	4.60m (15'1" x 4.00m (13'1")
Kitchen	3.90m (12'10" x 1.85m (6'1")
Store	2.45m (8' x 1.20m (3'11")
Bedroom 1	3.90m (12'10" x 3.70m (12'2")
Bedroom 2	4.60m (15'1" x 2.30m (7'7")
Bathroom	3.90m (12'10" x 1.30m (4'3")

Gross internal floor area (m<sup>2</sup>): 62m<sup>2</sup>

EPC Rating: D

Extras (Included in the sale): All white goods included.





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**Part  
Exchange  
Available**

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