



**THIS PROPERTY
IS SUBJECT TO A
BUYER'S PREMIUM**



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Bright and spacious two-bedroom first-floor cottage flat which offers significant potential for customisation, making it an ideal first home



Situated in a highly desirable area just moments from the town centre, Mcewan Fraser Legal are honoured to bring to the market this bright and spacious two-bedroom first-floor cottage flat which offers significant potential for customisation, making it an ideal first home, downsize or a promising investment opportunity.

The flat benefits from partial double glazing and gas central heating. While a degree of modernisation is advisable, the property presents a compelling opportunity for enhancement.

THE LOUNGE



A welcoming hallway leads to all apartments. The formal lounge is flooded with natural light and offers a range of furniture configurations. The kitchen comes with a range of floor and wall-mounted units and work surfaces, creating a fabulous and efficient work space with plumbed space for free standing appliances.

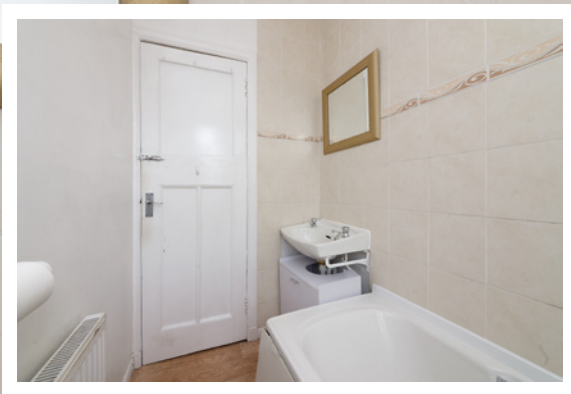
THE KITCHEN





There are two bright and airy bedrooms which have space for a range of free-standing furniture. There is also a large storage cupboard in the hall. A family bathroom suite completes the accommodation internally.

THE BATHROOM



BEDROOM 1



BEDROOM 2



The property features a generous garden considering its location with plenty of scope to include a driveway and garage.

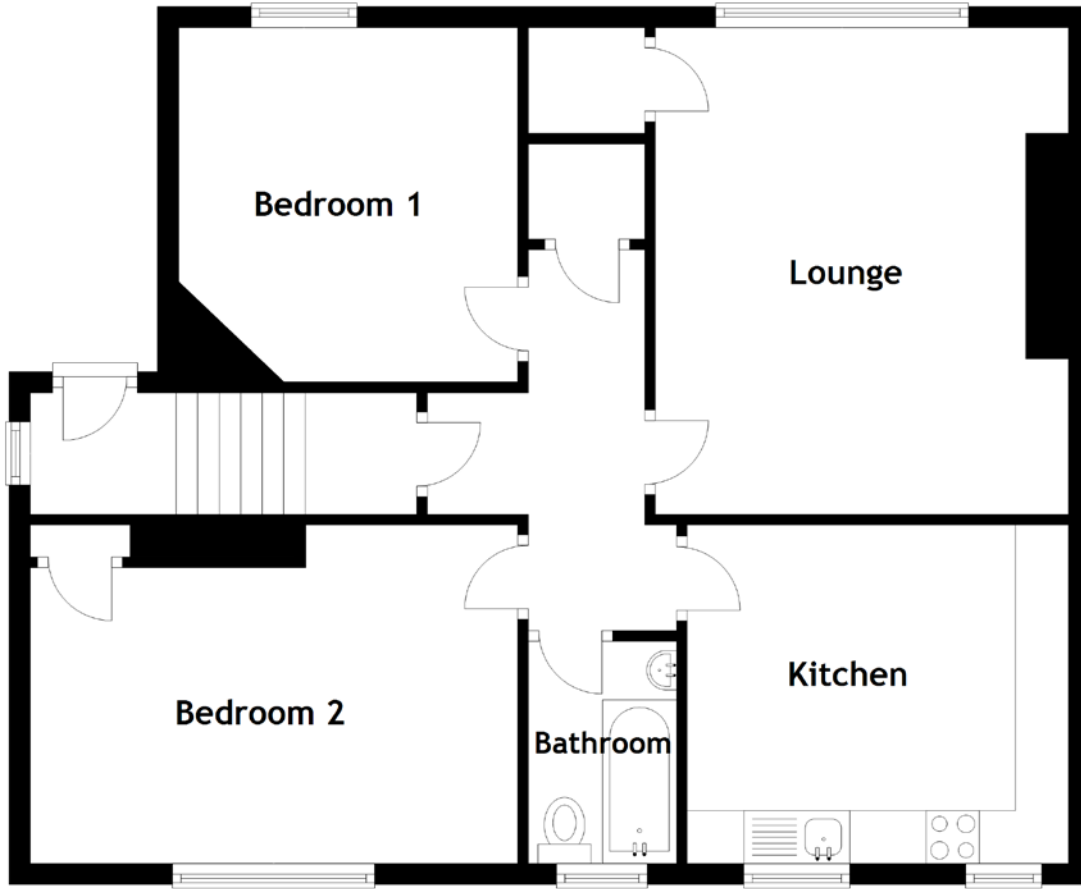
With its prime location and considerable potential, this property stands out as an excellent investment prospect or an outstanding starter home.

Additionally, the property's spacious and well-laid-out interior, featuring bright rooms and potential for modernisation, allows residents to tailor their living space to their personal preferences. The combination of a vibrant community, practical conveniences, and the potential for personalised enhancement makes 38 Albion Street a highly desirable residence.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

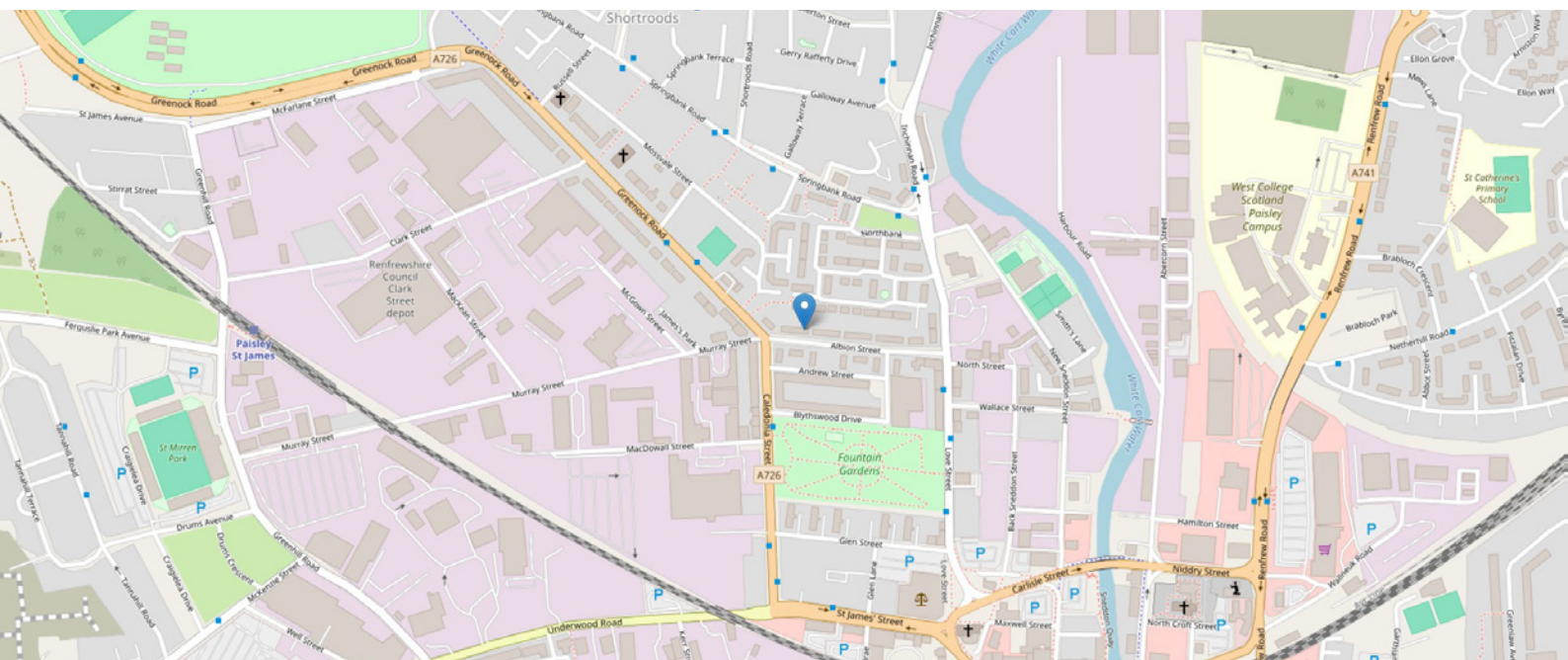
Lounge 4.60m (15'1") x 3.90m (12'10")
 Kitchen 3.60m (11'10") x 3.20m (10'6")
 Bedroom 1 3.35m (11') x 3.20m (10'6")
 Bedroom 2 4.60m (15'1") x 3.20m (10'6")

Bathroom

2.10m (6'11") x 1.40m (4'7")

Gross internal floor area (m²): 75m²
 EPC Rating: D

Buyer's Premium Value: £1500.00



THE LOCATION

38 Albion Street, Paisley, presents an exceptional living opportunity due to its prime location, mere moments from Paisley's bustling town centre, providing convenient access to a wide array of shops, cafes, and essential amenities.





The area boasts excellent transport links, including close proximity to major bus routes and the Paisley Gilmour Street railway station, facilitating easy commutes to Glasgow and beyond. The nearby parks and recreational facilities offer ample opportunities for leisure and outdoor activities, contributing to a balanced lifestyle.



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Text and description
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