



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

0141 404 5474

**Flat 2, 11 Oakshaw Street East**

PAISLEY, RENFREWSHIRE, PA1 2DD



## PAISLEY

This fantastic property is situated in Oakshaw Street East - a conservation area within 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.

Part Exchange Available. We are delighted to introduce to the market this spacious, but cosy one bedroom flat, which has been tastefully decorated throughout. The flat has been designed to maximise the natural available light to create a modern ambience and has been decorated throughout with a contemporary theme. As one would expect, room dimensions are very fair and the accommodation has been arranged to offer both flexibility and individuality.

On entering this property, the welcoming hallway provides access to all apartments. An impressive open plan lounge, dining area and kitchen is flooded with natural light. The kitchen includes a good range of floor and wall mounted units with a contemporary work-surface, creating a fashionable and efficient work-space. The bright and airy well-appointed bedroom has a range of furniture configurations and space for additional free standing furniture if required. The contemporary bathroom completes the impressive accommodation internally.

Double glazing and gas central heating is provided throughout to create a warm, yet cost-effective way of living all year round.

Externally there is allocated parking and communal grounds.

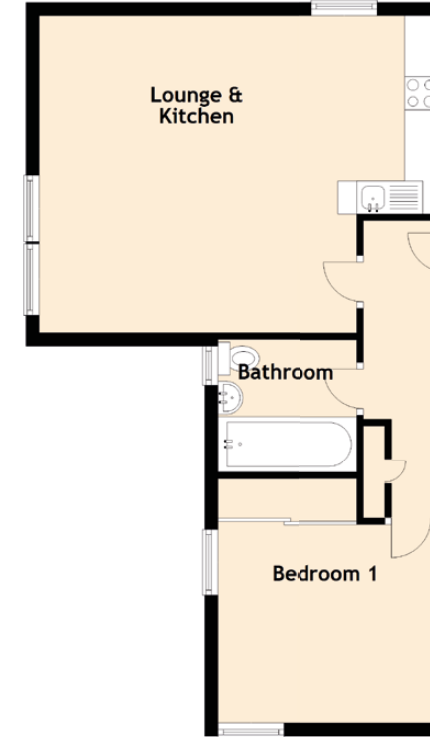


## LOUNGE & KITCHEN

"A BRIGHT AND SPACIOUS ONE BEDROOM  
GROUND FLOOR FLAT"



# SPECIFICATIONS

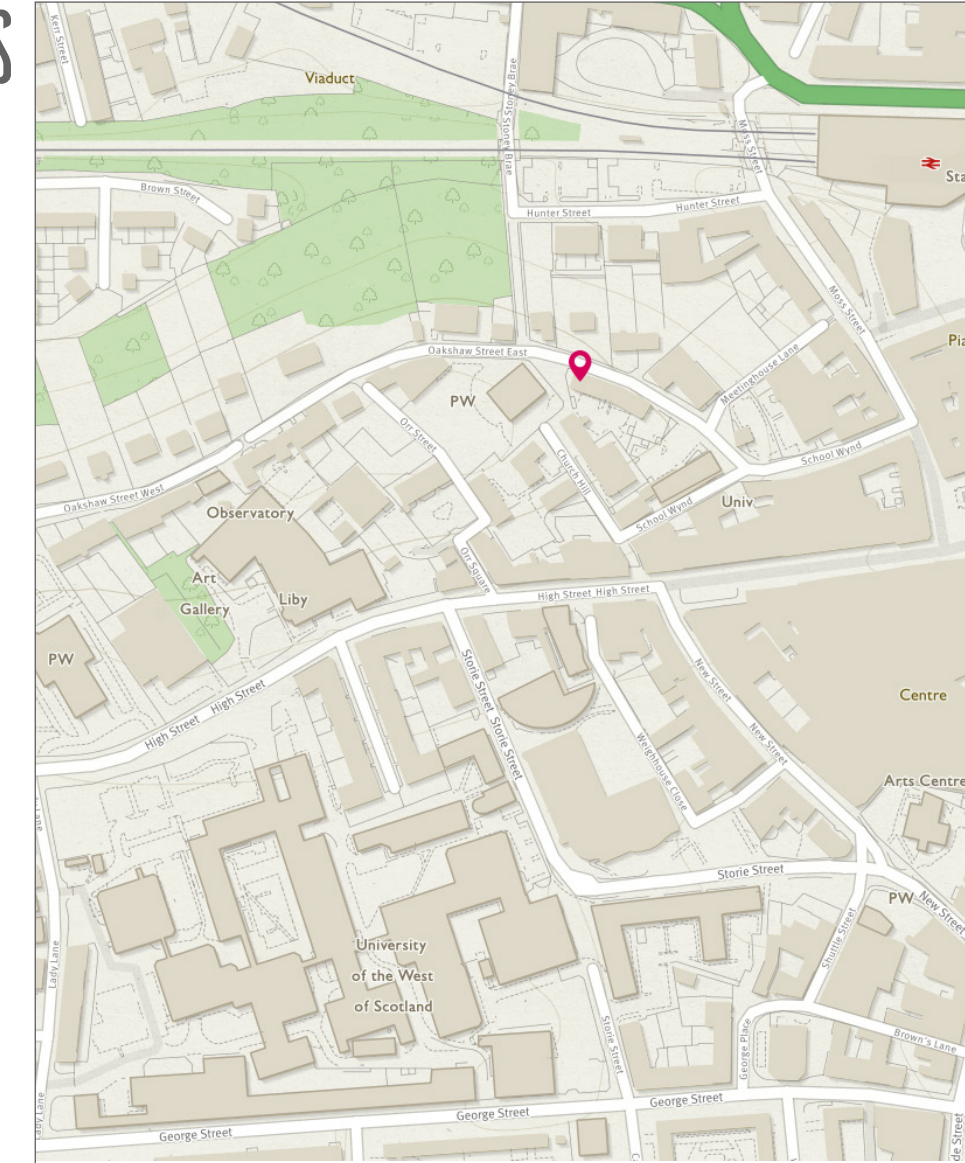


Approximate Dimensions (Taken from the widest point)

Lounge & Kitchen	6.20m (20'4") x 4.80m (15'9")
Bedroom 1	3.00m (9'10") x 3.00m (9'10")
Bathroom	2.10m (6'11") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>) - 53m<sup>2</sup>

EPC Rating - C





  
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Tel. 0141 404 5474  
www.mcewanfraserlegal.co.uk  
info@mcewanfraserlegal.co.uk

Part  
Exchange  
Available

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Text and description  
**DIANE KERR**  
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Photographer



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**ABBEY TURPIE**  
Designer