



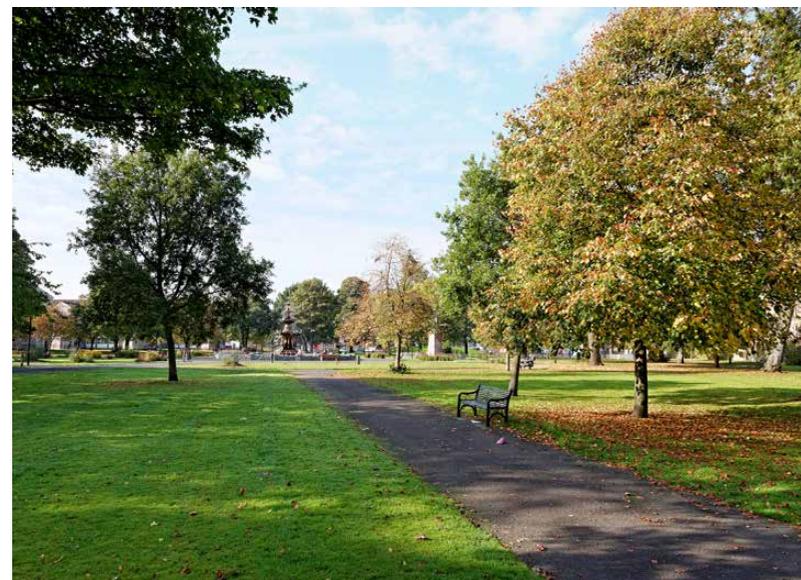

McEwan Fraser Legal

Solicitors & Estate Agents

0141 404 5474

1/1 87 Causeyside Street

PAISLEY, RENFREWSHIRE, PA1 1TU



LOCATION PAISLEY

RENFREWSHIRE, PA1 1TU

Paisley is a busy, vibrant town situated on the banks of the River Cart in Renfrewshire. Offering all the amenities of a large town and with a friendly, welcoming character, you'll find Paisley has a great mix of history and modern facilities.

The property is very well situated for accessing the town centre, primary and secondary schools, the University of the West of Scotland, local public transport links, including Paisley Gilmour Street railway and bus station, as well as access to the M8 motorway (only seven miles to Glasgow) and Glasgow International Airport. Also, nearby, is the Paisley Arts Centre, Paisley Art Gallery and Museum and many local sports facilities, including swimming and ice-skating at the Lagoon Leisure Centre.

Shopping at Braehead Retail Park and sports pursuits, such as climbing and skiing at Intu, are only a short distance away by car or public transport.

1/1 87 CAUSEYSIDE ST

PAISLEY, RENFREWSHIRE, PA1 1TU

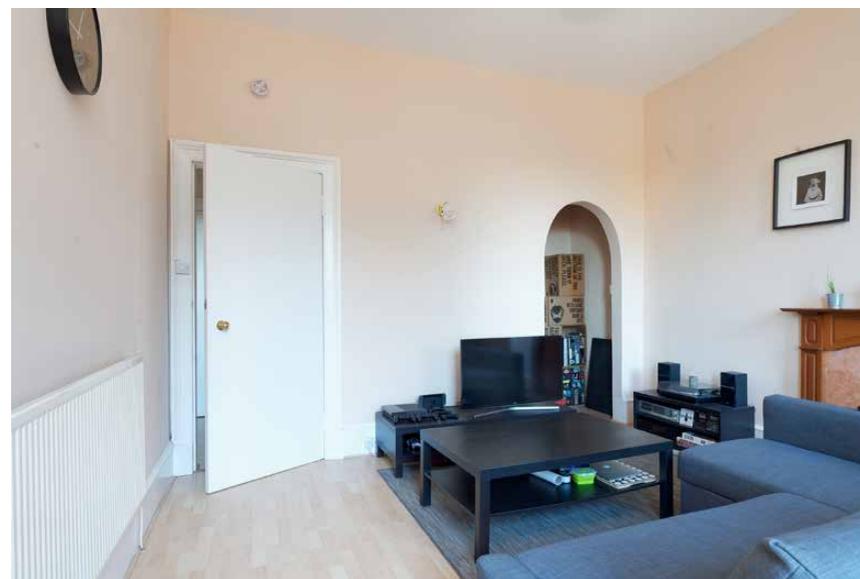
Occupying a preferred first-floor position, within this handsome sandstone tenement building in a popular pocket of Paisley, is this good-sized, two-bedroom flat, presented to the market in good condition and within a short stroll of the train station. As one would expect, room dimensions are very generous and the accommodation has been arranged to offer both flexibility and individuality.

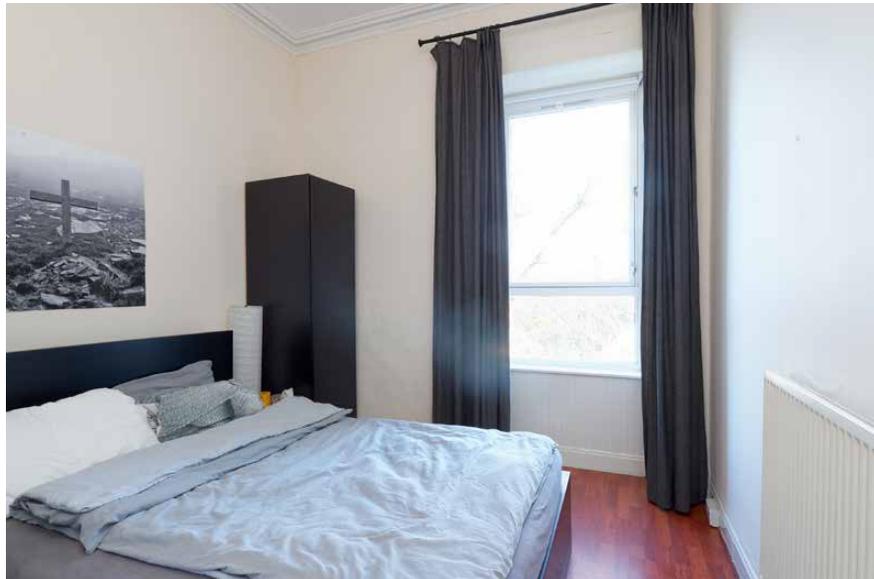
On entering this property, you walk into a welcoming hallway, which provides access to all rooms and benefits from two useful storage cupboards. Immediately impressive lounge/diner, with twin windows to the front aspect, which flood the room with light and provide a fantastic focal point, offering views of the surrounding area. An arch opens into a study recess, perfect for those requiring live/work arrangements. The kitchen/diner includes a modern range of floor and wall mounted units, with a complimentary worktop. It further benefits from an integrated oven, hob and extractor. It has further space for a washing machine and an upright fridge freezer. There is space for a dining table for more informal social gatherings.

There are two, well-appointed double bedrooms and both have ample space for additional free-standing furniture if required. A shower-room completes the impressive accommodation.

The flat also benefits from gas central heating for additional peace of mind and comfort.

Externally, there are well-tended communal grounds and parking is available in the immediate location.





SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP

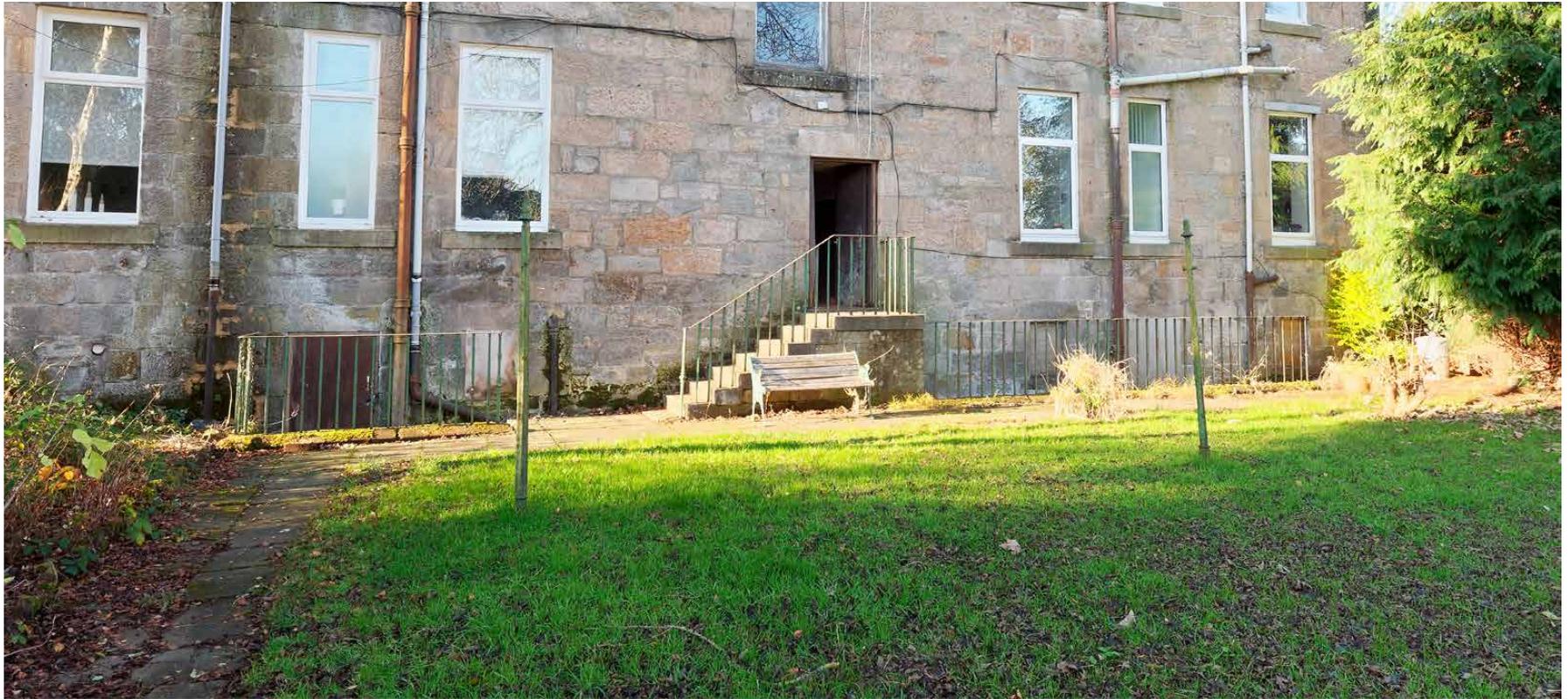
Approximate Dimensions (Taken from the widest point)

Lounge	5.10m (16'9") x 4.20m (13'9")
Study Recess	3.20m (10'6") x 1.10m (3'7")
Kitchen/Diner	4.50m (14'9") x 3.20m (10'6")
Bedroom 1	3.70m (12'2") x 3.00m (9'10")
Bedroom 2	5.10m (16'9") x 3.10m (10'2")
Shower Room	3.70m (12'2") x 1.30m (4'3")

Gross internal floor area (m²): 79m² | EPC Rating: C



- LEISURE FACILITIES**
- NEAR UNIVERSITY**
- NEAR SCHOOLS**
- LOCAL AMENITIES**
- BUS LINKS**
- M8 ROAD LINKS**
- TRAIN LINKS**




McEwan Fraser Legal
 Solicitors & Estate Agents

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

**Part
 Exchange
 Available**

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description
DARREN LEE
 Corporate Accounts



Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
ALLY CLARK
 Designer