



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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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.





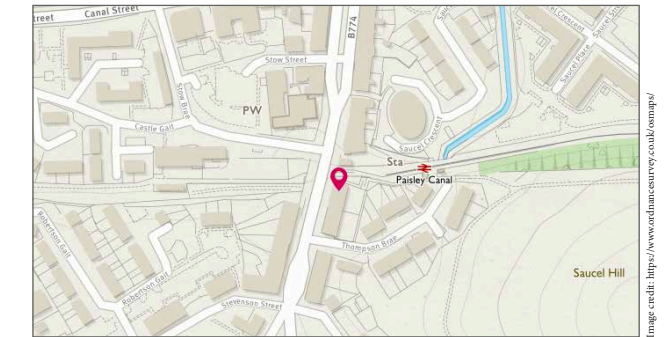
# SPECIFICATIONS

## 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







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