



McEwan Fraser Legal
Solicitors & Estate Agents
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27 Wellmeadow Street

PAISLEY, RENFREWSHIRE, PA1 2EH



PAISLEY

Renfrewshire

“... a busy, vibrant town situated on the banks of the River Cart ...”

Wellmeadow Street is situated in the town centre of Paisley. There are a variety of local amenities and supermarkets within easy reach and Braehead Shopping Centre and Silverburn are also within reach.

Paisley itself 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 will find Paisley has a great mix of history and modern facilities.

The property is very well situated for accessing local public transport links including Paisley Gilmour Street railway and bus station, Canal Street Station as well as access to the M8 motorway. There are many local sports facilities, including swimming and ice-skating at the Lagoon Leisure Centre.





27 Wellmeadow Street

“... a frontage on to Wellmeadow Street has been modernised throughout ...”

Part Exchange available.

A prominent town centre location. This well maintained freehold property which has a frontage on to Wellmeadow Street has been modernised throughout and has been sub-divided to form a reception area with four rooms thereafter, a toilet and storage.

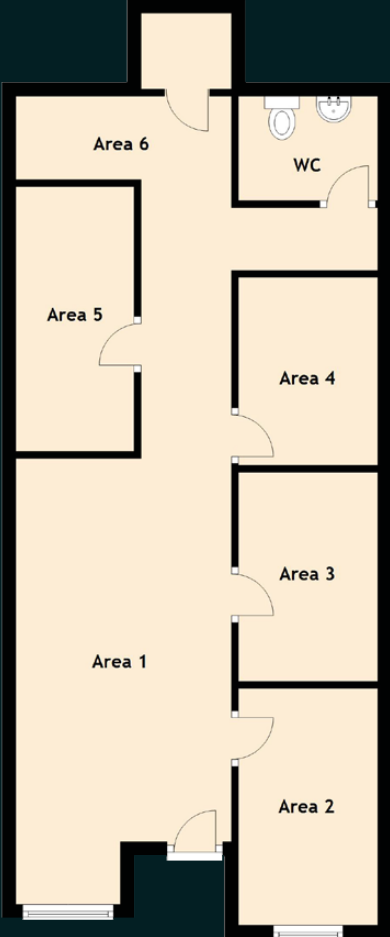
The premises are currently being used as a beautician but could be transformed to meet each individual purchaser's needs and requirements.

The ideal purchase for a landlord/business looking to upsize onto a busy footfall location.





DETAILS & Specifications



Approximate Dimensions
(Taken from the widest point)

Area 1	6.40m (21') x 3.10m (10'2")
Area 2	3.40m (11'2") x 2.00m (6'7")
Area 3	3.00m (9'10") x 2.00m (6'7")
Area 4	2.70m (8'10") x 2.00m (6'7")
Area 5	3.80m (12'6") x 1.70m (5'7")
Area 6	3.10m (10'2") x 1.20m (3'11")
WC	1.80m (5'11") x 1.50m (4'11")

Gross internal floor area (m²): 55m²

EPC Rating: G

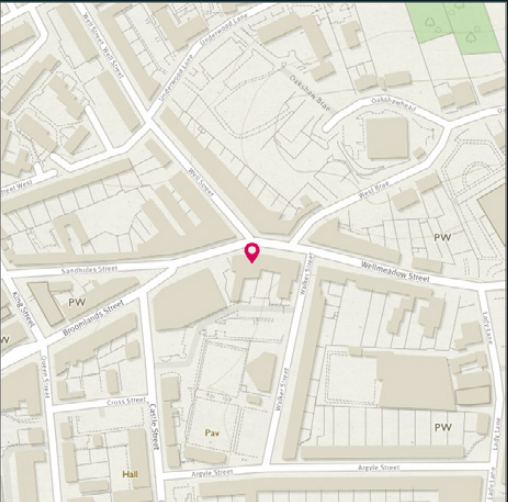


Image credit: <https://www.adrianesurvey.co.uk/samples/>



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Part
Exchange
Available

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Text and description
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