

1/1 21 Fairway Avenue

PAISLEY, RENFREWSHIRE, PA2 8DH



*Well maintained two-bedroom first-floor flat,
positioned in a popular area of Paisley.*



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

Part Exchange available. We are delighted to introduce to the market this spacious two-bedroom first floor flat which would be a superb acquisition for a wide variety of purchasers looking for their ideal home. 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.

THE LOUNGE



On entering this property you walk into a welcoming hallway, which provides access to all rooms. The formal lounge is flooded with natural light and also provides an interesting outlook.

THE KITCHEN



The fitted kitchen has a good range of floor and wall mounted units with a striking worktop, creating a fashionable and efficient workspace. It further benefits from a host of integrated appliances.





There are two well proportioned bright and airy bedrooms, both of which have a range of furniture configurations and space for additional free-standing furniture if required.
A family bathroom suite completes the accommodation internally.

BEDROOM 1



THE BATHROOM



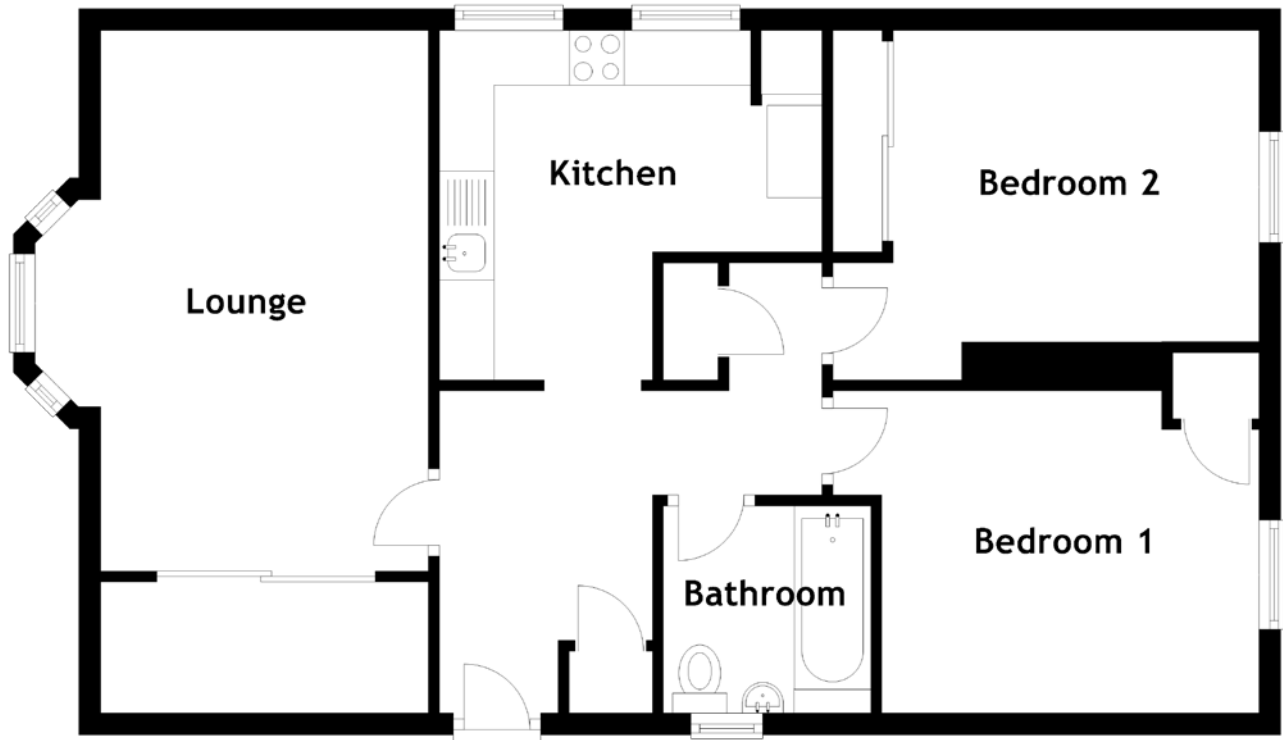
Externally, there are communal gardens and on-street parking is available.

Double glazing and gas central heating have been installed to create a warm, yet cost-effective way of living all year round.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



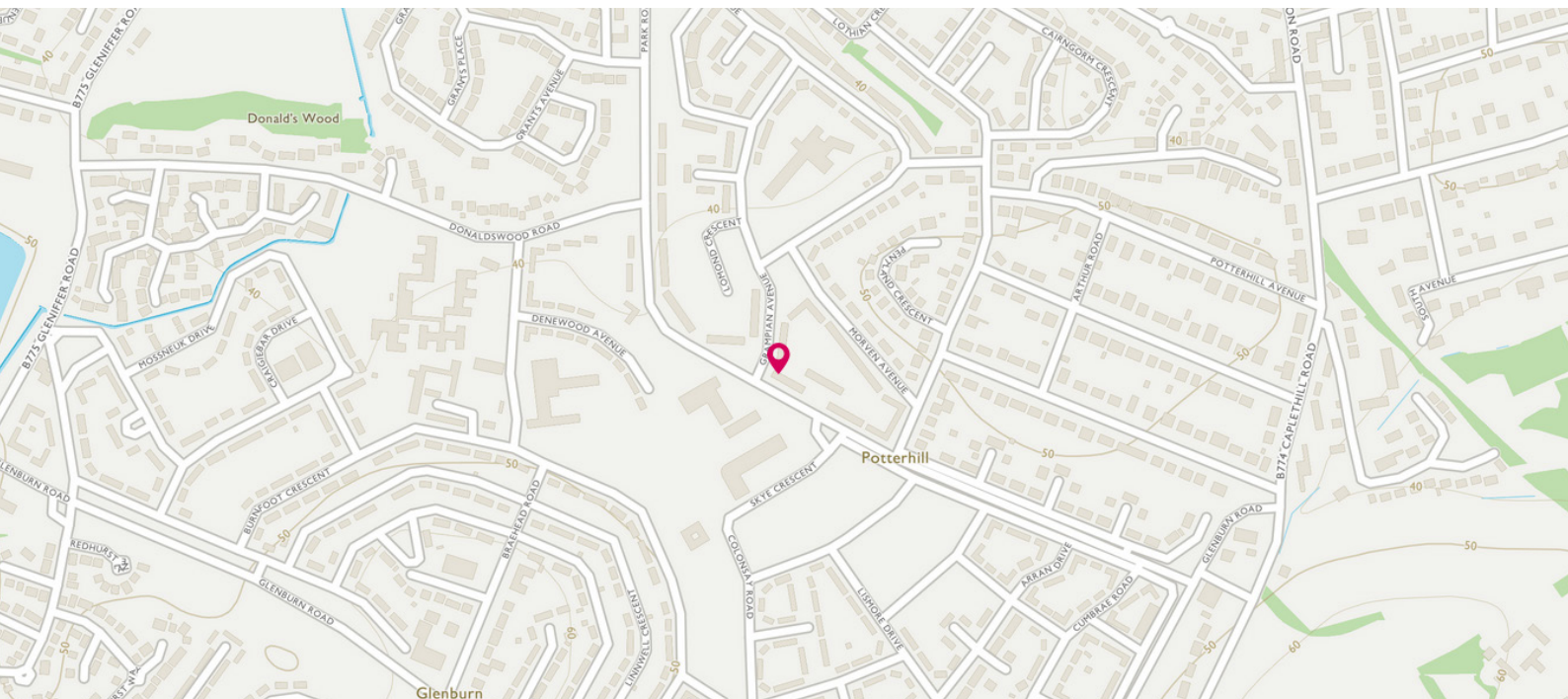
Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 74m²

Lounge	4.95m (16'3") x 3.60m (11'10")
Kitchen	3.20m (10'6") x 2.85m (9'4")
Bedroom 1	3.90m (12'10") x 2.95m (9'8")
Bedroom 2	3.90m (12'10") x 3.55m (11'8")
Bathroom	1.90m (6'3") x 1.90m (6'3")

EPC Rating: C

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds.



THE LOCATION

Fairway Avenue is positioned in a sought after quiet area set in the South End of Paisley. The property is also in the catchment for high-quality local schooling as evidenced in Education Scotland Inspection reports, including Bushes Primary, Lochfield Primary and Glennifer High School.





There are local supermarkets close by as well as easy access to a wider range of shops at Silverburn and Braehead shopping centres. Paisley is a University town with very good local facilities for sports, the arts, and entertainment.

It is also an ideal location for commuting to Glasgow city centre by bus, car or train from Canal Street Station and Gilmour Street Station. Glasgow Airport is only a short drive away for destinations further afield.

McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
DIANE KERR
Area Manager



Layout graphics and design
ALLY CLARK
Designer

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.