

14 Crags Crescent

PAISLEY, PA2 6QU



*Tastefully decorated and upgraded two
bedroom upper cottage flat*



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McEwan Fraser Legal are delighted to present to the market this well-maintained and spacious upper cottage apartment, situated in a popular pocket of Paisley, more commonly known as 'Lochfield'. The property offers spacious and light-filled accommodation on one level and is offered to the market in "walk-in" condition which is tastefully decorated and finished to a high standard throughout. The current owner has created a fabulous home which is fit for today's modern living and will appeal to a wide variety of people looking for their ideal purchase. Once inside, discerning purchasers will be greeted with a first-class specification.

THE LOUNGE



The main door entrance with stairs rising to the landing allows access to all apartments. A bright and airy lounge is flooded with natural light from the front-facing window.

THE KITCHEN



The kitchen has been fitted to include a modern range of floor and wall mounted units with a contemporary worksurface - creating a fashionable and efficient workspace. It is further complemented with a host of integrated appliances.



The apartment offers two good-sized bedrooms - both of which have a range of furniture configurations and space for additional free-standing furniture if required. An impressive and fully modernised shower room completes the impressive accommodation.

THE SHOWER ROOM



BEDROOM 1



BEDROOM 2

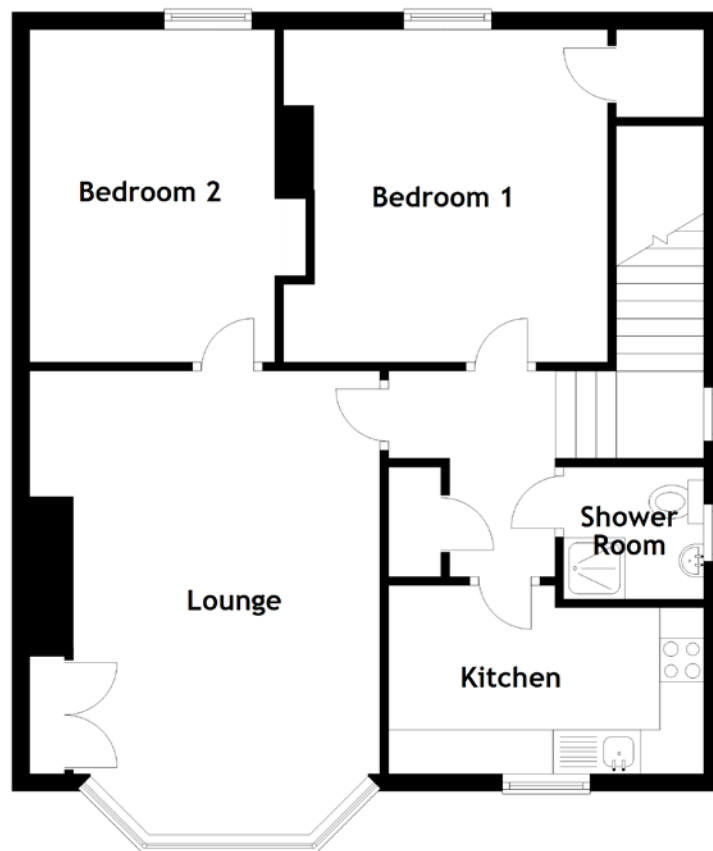


Externally the property benefits from well-maintained gardens. The private garden to the rear is a real sun trap. Gas central heating and double glazing have been provided throughout to create a warm, yet cost-effective way of living all year round.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

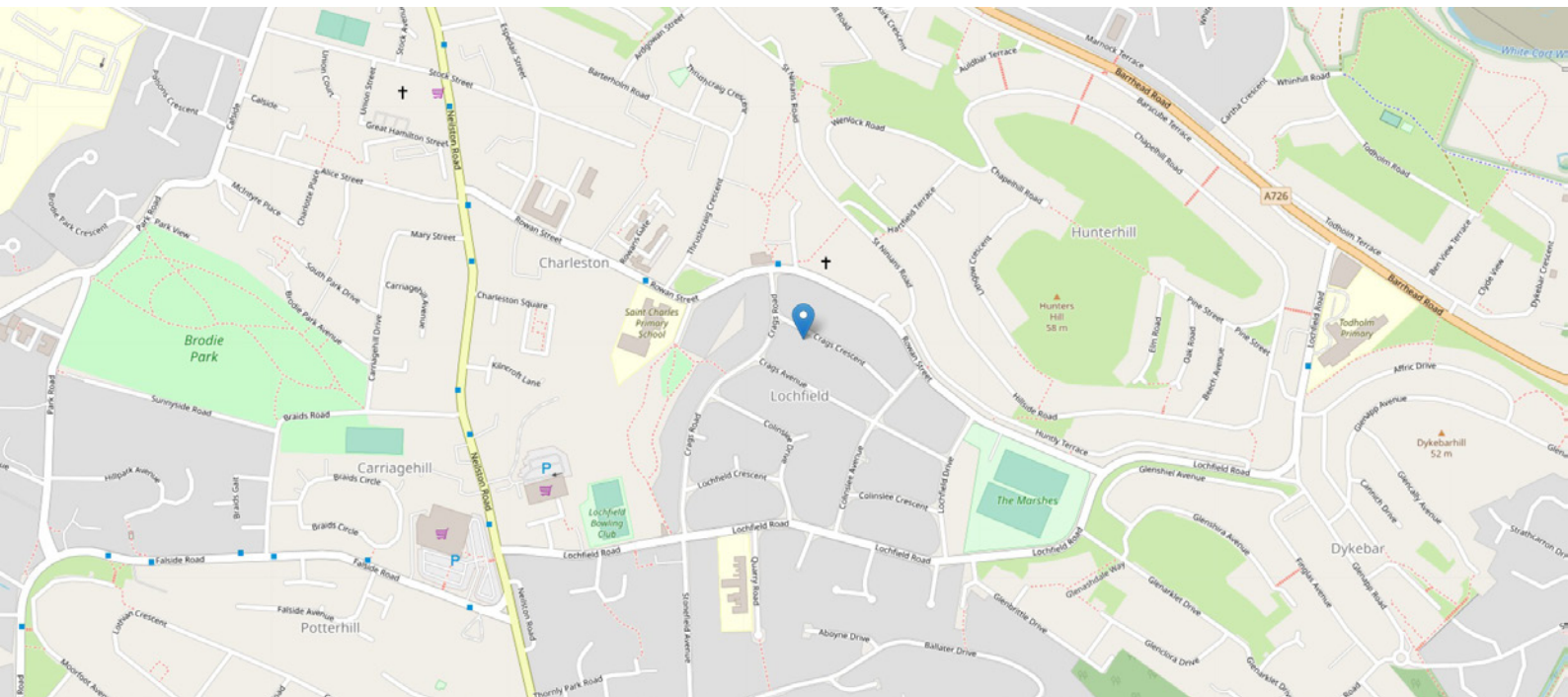


Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 4.00m (13'1")
Kitchen	3.50m (11'6") x 2.15m (7'1")
Bedroom 1	3.80m (12'6") x 3.70m (12'2")
Bedroom 2	3.80m (12'6") x 2.80m (9'2")
Shower Room	1.60m (5'3") x 1.45m (4'9")

Gross internal floor area (m²): 66m²
EPC Rating: C

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



THE LOCATION

14 Craggs Crescent is situated within the ever popular Lochfield area of Paisley. There are a variety of local amenities within easy reach on nearby Neilston Road, including Morrisons and the new Aldi store.





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'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. There are many local sports facilities, including swimming and ice-skating at the Lagoon Leisure Centre.



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