



A tastefully decorated and well presented three bedroom lower cottage flat with its own access and door allowing access onto private garden



0141 404 5474



www.mcewanfraserlegal.co.uk

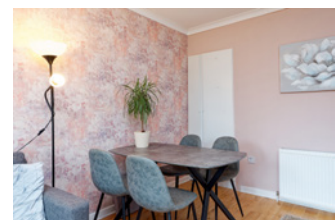
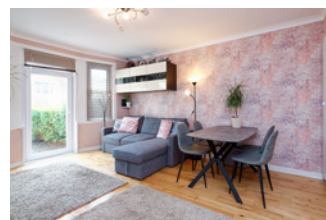


info@mcewanfraserlegal.co.uk



McEwan Fraser Legal are delighted to offer for sale this three-bedroom, main door lower cottage flat, positioned in a popular pocket of Paisley. This property would be a superb acquisition for numerous buyers, given its size and superb spot, offering great commuting links as well as being within a very short stroll to amenities. Room dimensions are generous and the accommodation has been arranged to offer flexibility and a high level of individuality.

THE LOUNGE



A welcoming hallway allows access to all apartments. The impressive lounge is pleasantly located at the front of the property and is flooded with natural light. The current owner has altered this room by adding a door that provides access to the private garden and also invites outside in. Space is also provided for a table and chairs if required.

THE KITCHEN

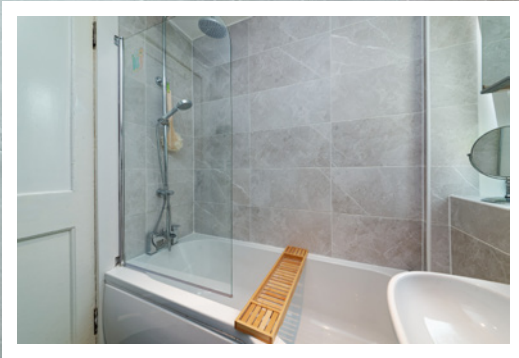


The kitchen has been fitted to include a modern range of floor and wall-mounted units with a complementary worktop. It further benefits from a host of integrated appliances with space for additional free-standing appliances.



Journeying into the three well-proportioned bedrooms, the crisp and contemporary styling continues. All of the bedrooms are bright and airy with a range of furniture configurations and space for additional free-standing furniture if required. The family bathroom suite completes the impressive accommodation internally.

THE BATHROOM



BEDROOM 1



BEDROOM 2



BEDROOM 3

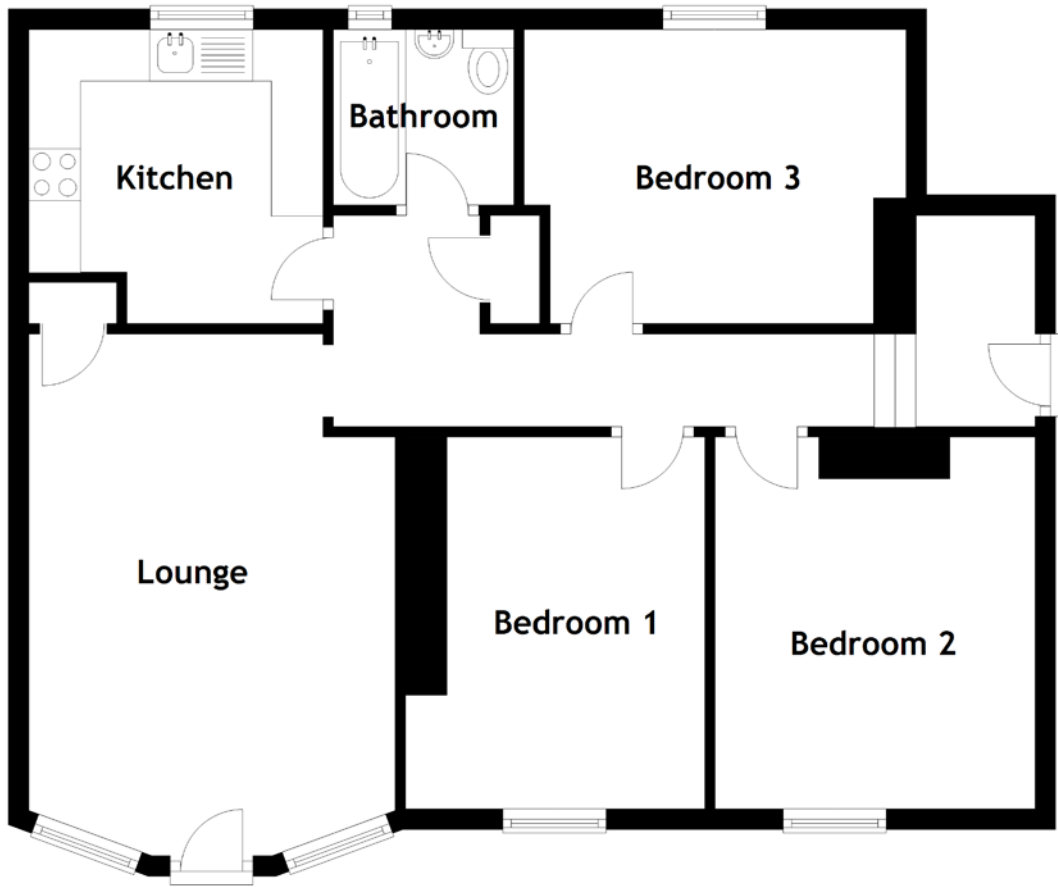


Externally there are private and communal garden grounds, which are a real suntrap. The flat also benefits from gas central heating and double glazing for additional comfort.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



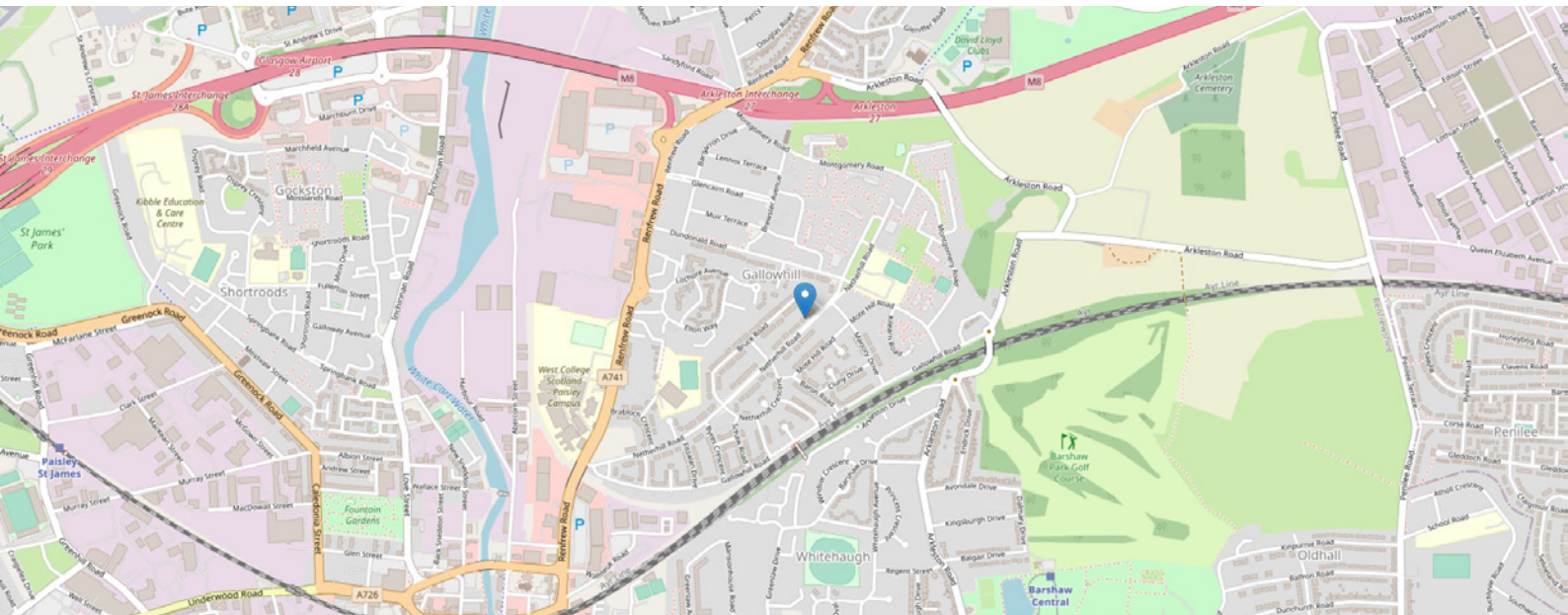
Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 3.55m (11'8")
Kitchen	2.85m (9'4") x 2.85m (9'4")
Bathroom	1.75m (5'9") x 1.70m (5'7")
Bedroom 1	3.50m (11'6") x 2.90m (9'6")
Bedroom 2	3.50m (11'6") x 3.10m (10'2")
Bedroom 3	3.70m (12'2") x 2.85m (9'4")

Gross internal floor area (m²): 74m²

EPC Rating: C

Extras: Carpets and floor coverings, light fixtures and fittings, curtains and blinds.



THE LOCATION

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 will 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 and the RAH hospital. Local public transport links include 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 Intu Braehead and sports pursuits, such as climbing and skiing at Soar (formerly X-scape), are only a short distance away by car or public transport.



McEwan Fraser Legal
Solicitors & Estate Agents

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

Part
Exchange
Available



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.