




McEwan Fraser Legal

Solicitors & Estate Agents

0141 404 5474

Flat 8, John Neilson Institute

OAKSHAW STREET WEST, PAISLEY, RENFREWSHIRE, PA1 2DE

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This fantastic property is situated in Oakshaw Street West - a conservation area within popular pocket of Paisley. Paisley itself is a busy, vibrant town situated on the banks of the River Cart in Renfrewshire and offers 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 also very well situated for accessing the town centre, as well as primary and secondary schools. The Royal Alexandra Hospital and the University of the West of Scotland are easily accessed via local public transport links, including Canal Street and Paisley Gilmour Street railway and a bus station.

Also, nearby is the Paisley Arts Centre, Paisley Art Gallery and Museum and many local sports facilities. These including swimming at the Lagoon Leisure Centre, shopping at Silverburn Retail Park as well as Intu Braehead Retail Park and sports pursuits, such as climbing and skiing at Soar is just a ten-minute drive away.

Part exchange available. We are delighted to bring to the market this outstanding and unique two bedroom duplex flat which forms part of 'John Neilson Institute' and dates back to the 1800's. This former school was designed by Charles Wilson and remodelled to provide 12 individual apartments within a magnificent period building.

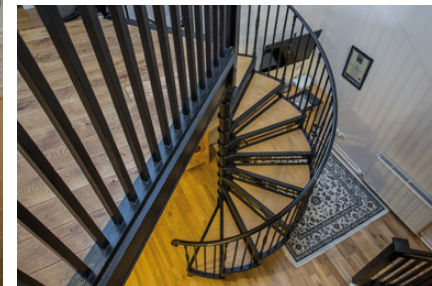
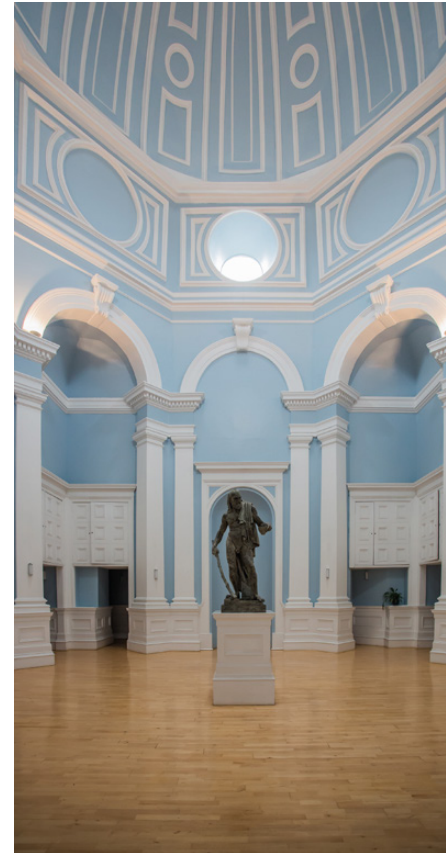
One of Paisley's major landmarks and backdrop of Paisley's skyline, this astonishing building is a fabulous distortion of antique classical forms, known to locals as the 'Porridge Bowl'. The sought after A listed building has a grand hallway entrance which, contains a statue of the Greek Philosopher Diogenes created by our local sculpture Alexander Stoddart. The property has

been meticulously designed to create a spacious, low-maintenance apartment that oozes contemporary living. This architecturally rich building is quietly positioned in this highly desirable location with stunning views.

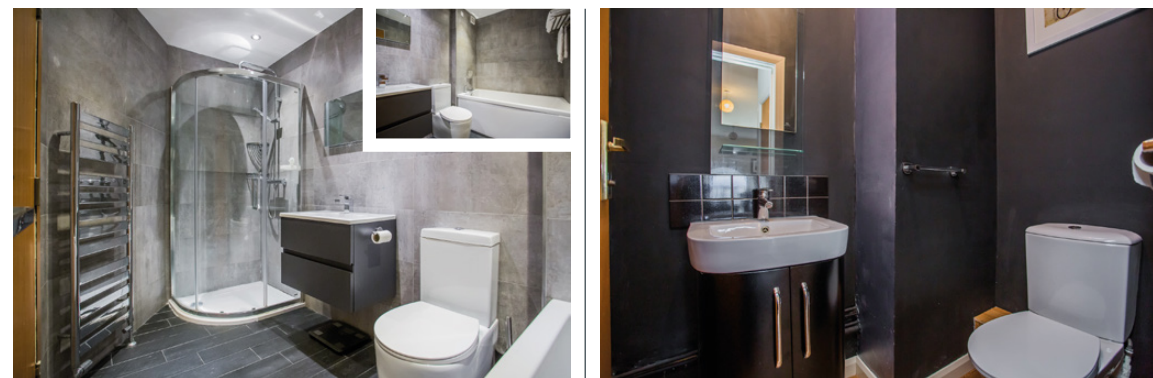
The apartment makes the most of the natural light and has a very bright and airy feel. The period charm will attract a variety of potential purchasers looking for their ideal home. The welcoming hallway leads to all apartments on this level, with a spiral staircase leading to the first floor duplex where you will discover an impressive open plan lounge and dining area that is flooded with natural light from the arched windows to both external elevations and boasts beautiful views. This is the perfect ambience in which to unwind after a hard day. It is easy to imagine the evenings of fine dining this zone has played host to with friends and family. The kitchen has a modern range of floor and wall mounted units, with a striking work surface, which provides a fashionable and efficient workspace. It further benefits from a host of integrated appliances with plumbed space for free standing appliances, making this the ideal kitchen for an aspiring chef. A useful wc completes the accommodation on this level.

The lower level offers two bright and airy well proportioned bedrooms, both with spectacular views. The bedrooms have a range of furniture configurations and space for additional free standing furniture. A stunning four piece family bathroom suite completes the impressive accommodation internally.

The high specification of the property includes gas central heating, secure door entry system, cctv cameras monitoring front door entry, car park and entrance to premises and private communal parking area.

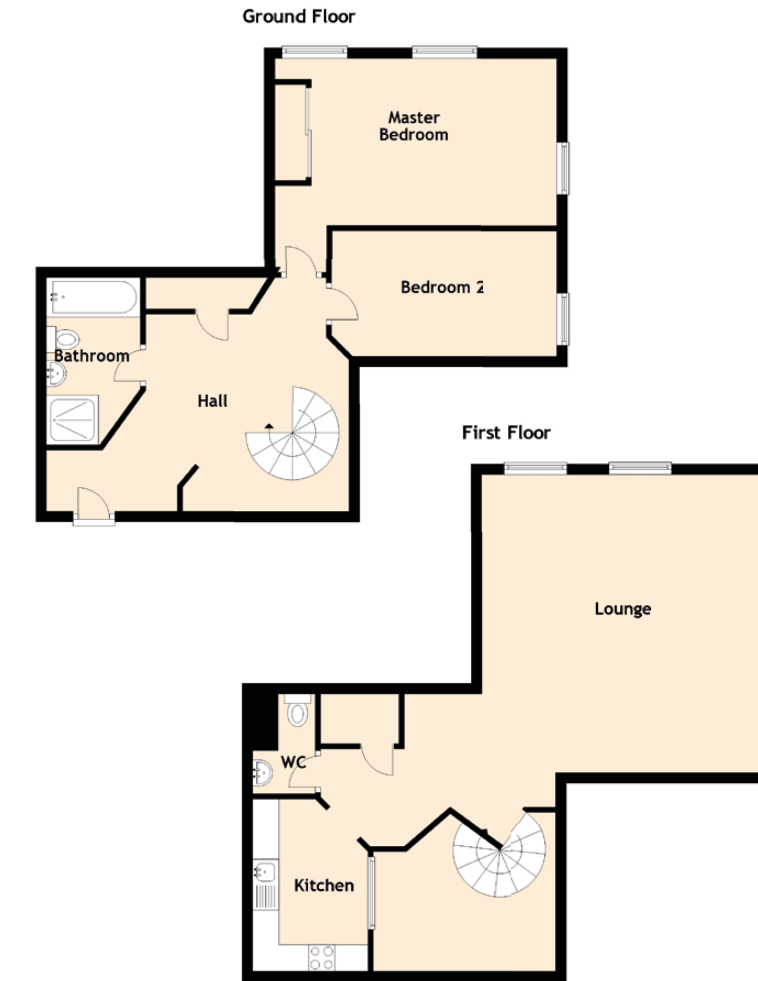






Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.70m (18'8") x 5.40m (17'9")
Kitchen	3.30m (10'10") x 2.20m (7'3")
Master Bedroom	5.40m (17'9") x 4.10m (13'5")
Bedroom 2	4.30m (14'1") x 2.40m (7'10")
Bathroom	3.20m (10'6") x 1.80m (5'11")
WC	1.70m (5'7") x 1.20m (3'11")

Gross internal floor area (m²): 112m² | EPC Rating: C

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

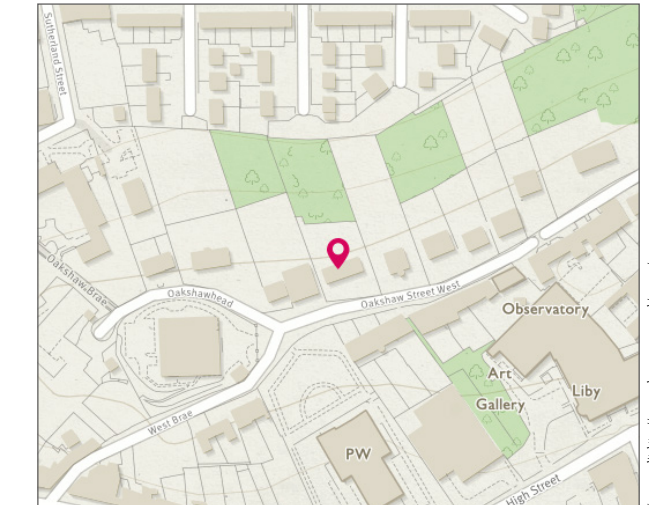


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Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
DIANE KERR
Surveyor



Professional photography
GARY CORKELL
Photographer



Layout graphics and design
ALLY CLARK
Designer