




McEwan Fraser Legal

Solicitors & Estate Agents

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0/2, 20 Clarence Street

PAISLEY, RENFREWSHIRE, PA1 1PU



THE LOCATION

PAISLEY

20 Clarence Street is ideally situated within a popular pocket of Paisley close to all amenities and road links; 7-minute drive to the M8 and 10 minutes to Glasgow International Airport. 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, Royal Alexandra Hospital, the University of the West of Scotland and local public transport links including Paisley Gilmour Street railway and bus station. Also, nearby is the Paisley Arts Centre, Paisley Art Gallery and Museum and many local sports facilities, including swimming at the Lagoon Leisure Centre. Shopping at Braehead Retail Park and sports pursuits, such as climbing and skiing at Xsite Braehead is a 13-minute drive away.

For outdoor recreation closer to home, there are lovely walks along the canal, cycle paths, golf and country parks.





THE PROPERTY

0/2, 20 CLARENCE STREET

We are delighted to present this spacious two-bedroom ground-floor flat, ideally positioned in a sought-after area of Paisley. This property would make an ideal purchase for first-time buyers, down-sizers, or investors alike, given its excellent transport links and easy access to a range of local amenities. The flat has been thoughtfully laid out to maximise space and light throughout. While it would benefit from some light modernisation, it offers a fantastic opportunity for any buyer to add their own personal touches and create a stylish home.

A welcoming hallway leads to all rooms. The spacious lounge is flooded with natural light from the large window to the front aspect and offers the perfect setting for relaxing or entertaining guests. The kitchen is fitted with modern units and includes an integrated oven with induction hob, along with space for additional free-standing appliances. The boiler is conveniently located above the counter, to the left of the window.

Both bedrooms are well-proportioned and comfortably accommodate double beds, with plenty of space for additional furnishings. The bathroom is in excellent condition and features a three-piece suite with a shower over the bath. The property also benefits from gas central heating and double glazing, ensuring warmth and comfort all year round.

Externally, residents benefit from a communal garden to the rear and ample off-street parking to the front of the property.



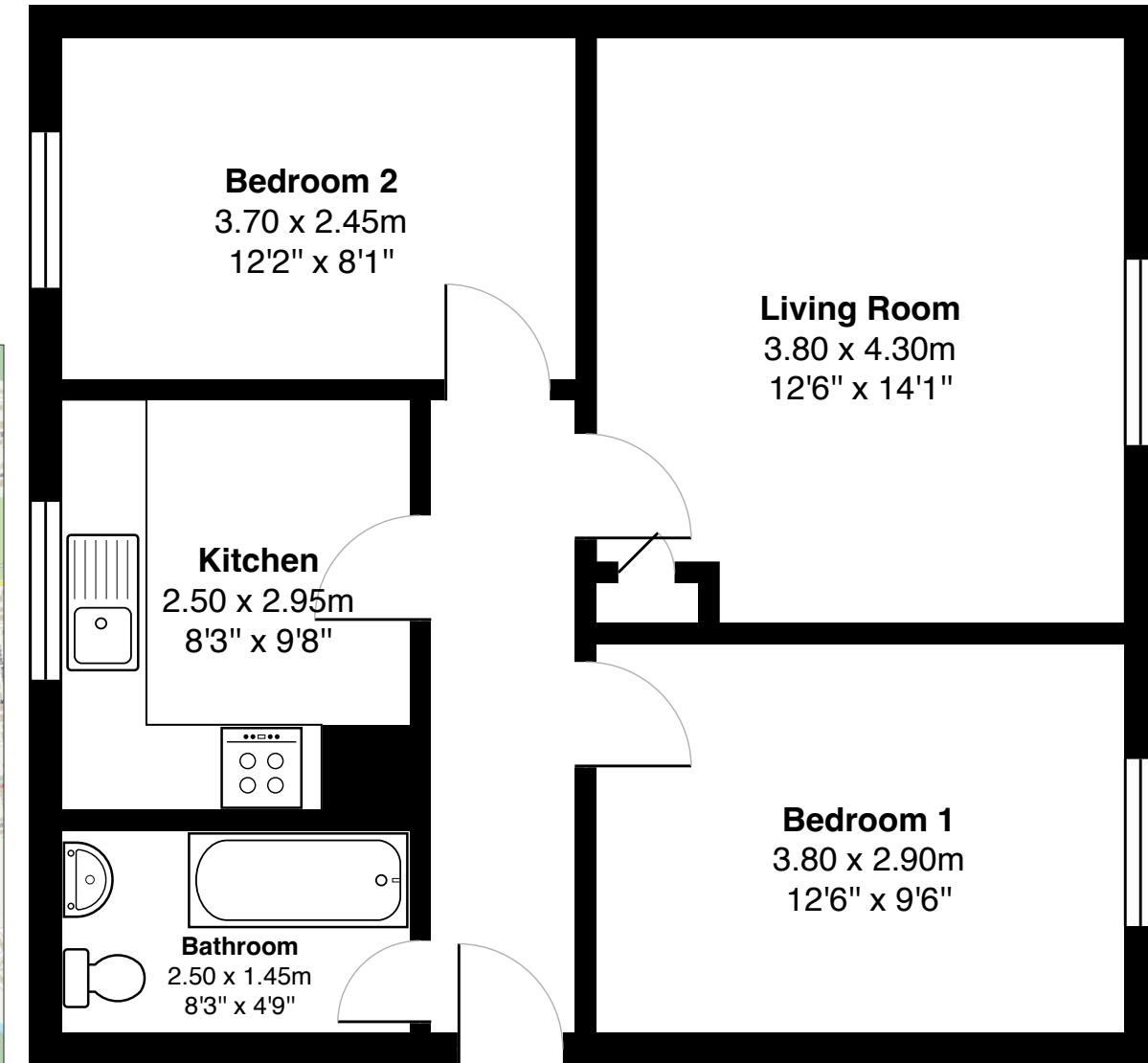
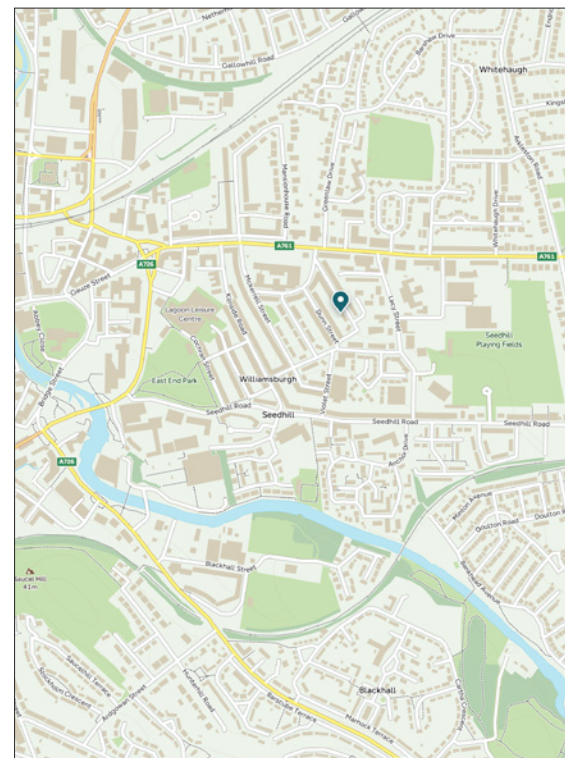


THE DETAILS

FLOOR PLAN & MAP

Gross internal floor area (m²): 59m²

EPC Rating: D






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**Part
 Exchange
 Available**

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