





Mavisbank Terrace is situated in a 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 very well situated for accessing the town centre as well as primary and secondary schools, with The University of the West of Scotland less than a 5-minute walk away. The Royal Alexandra Hospital is easily accessed via local public transport links which include 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 Intu Braehead Retail Park and sports pursuits, such as climbing and skiing at Soar is just a thirteen-minute drive away.



1/1, 7 MAVISBANK TERRACE

PAISLEY, RENFREWSHIRE, PA1 1TL

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Occupying a preferred first-floor position within this traditional building, in the popular location of Paisley, is this one-bedroom flat presented to the market in fantastic condition throughout.

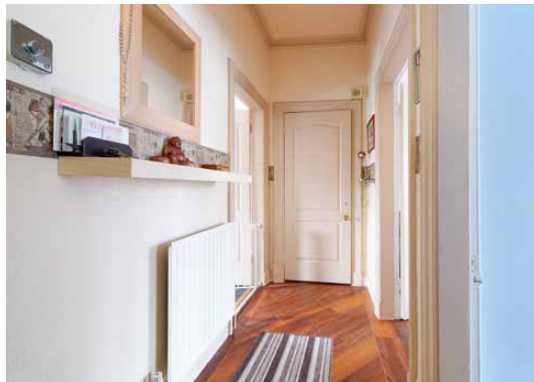
As one would expect, room dimensions are generous and the accommodation has been arranged to offer both flexibility and a high level of individuality. On entering this property, you walk into a welcoming hallway, which provides access to all rooms.

The impressive lounge with Karndean flooring and feature window, flooding the room with natural light makes this is the perfect room in which to unwind after a hard day. The large dining kitchen has been fitted to include a good range of contemporary floor and wall mounted units with a complimentary worktop, creating a fashionable and efficient work-space.

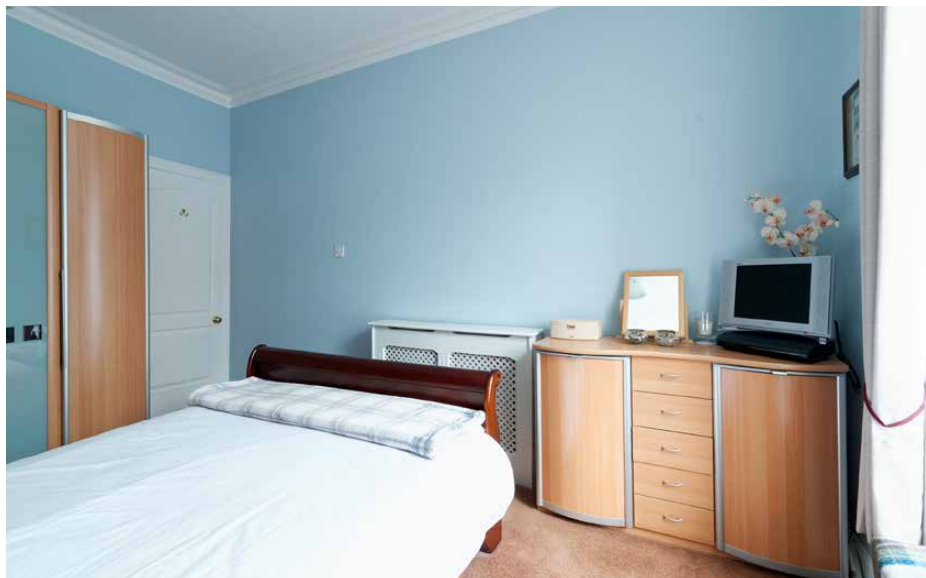
The well-proportioned bright and airy bedroom is a great size and the storage is included. The contemporary bathroom is fully tiled with a shower and completes the impressive accommodation internally.

The flat also benefits from brand new gas central heating to radiators and double glazing to create a warm, yet cost-effective way of living all year round.

Externally, there are communal grounds, which incorporate a drying zone and plenty of on-street parking.



“ ... ARRANGED TO OFFER BOTH FLEXIBILITY AND A HIGH LEVEL OF INDIVIDUALITY ... ”

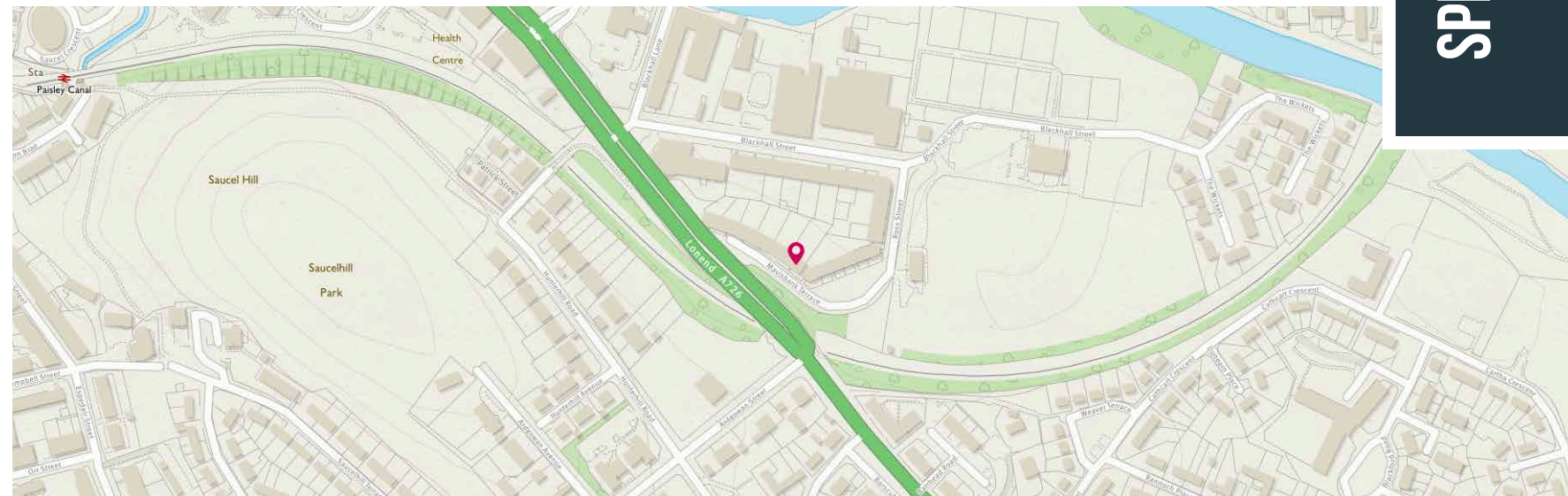


Approximate Dimensions
(Taken from the widest point)

Bedroom 1	4.60m (15'1") x 2.90m (9'6")
Lounge	4.60m (15'1") x 4.00m (13'1")
Store	1.80m (5'11") x 1.20m (3'11")
Kitchen/Diner	4.70m (15'5") x 4.00m (13'1")
Shower Room	2.80m (9'2") x 1.30m (4'3")

Gross internal floor area (m²): 61m²

EPC Rating: C





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