




McEwan Fraser Legal

Solicitors & Estate Agents

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PAISLEY, RENFREWSHIRE, PA1 3RB



This fantastic property 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 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 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.

We are delighted to bring to the market this beautiful fully refurbished two-bedroom period apartment. The property is nestled on a ground floor position in a quiet street and is sure to appeal to a large swathe of prospective purchasers.

The room dimensions of this lovely property are a timeless reminder of an earlier era, where properties were built to a size and standard of excellence, rather than a budget. The beautiful high ceilings, large windows, and spacious room dimensions all allow natural light to flood the rooms, just enjoying the open space gives the occupant a real sense of peace and relaxation.

The property has just undergone a series of excellent upgrades, including new kitchen and bathroom, new floor coverings, new consumer unit, new damp course injection with a guarantee, and a full redecoration. It is now absolutely ready for the new owners to enjoy these generous

rooms as so many others have for the last 100 years.

Accommodation comprises a very spacious lounge with a large bay window, intricate decorative cornice detail and a feature fireplace. It is clear the room will suit a range of furniture configurations.

The large hallway benefits from handy storage cupboards, and all original cornice detail is still intact which adds to the charm and the spacious feel upon entrance to the apartment.

The large kitchen/diner is a great place for any chef to serve up a fantastic meal. The new gloss white kitchen has just been installed and is very well appointed, with an electric oven/hob/grill, integrated washing machine, fridge freezer, and slimline dishwasher, style and functionality jostle for position in this well thought out zone.

The partially tiled bathroom has been very thoughtfully designed to afford

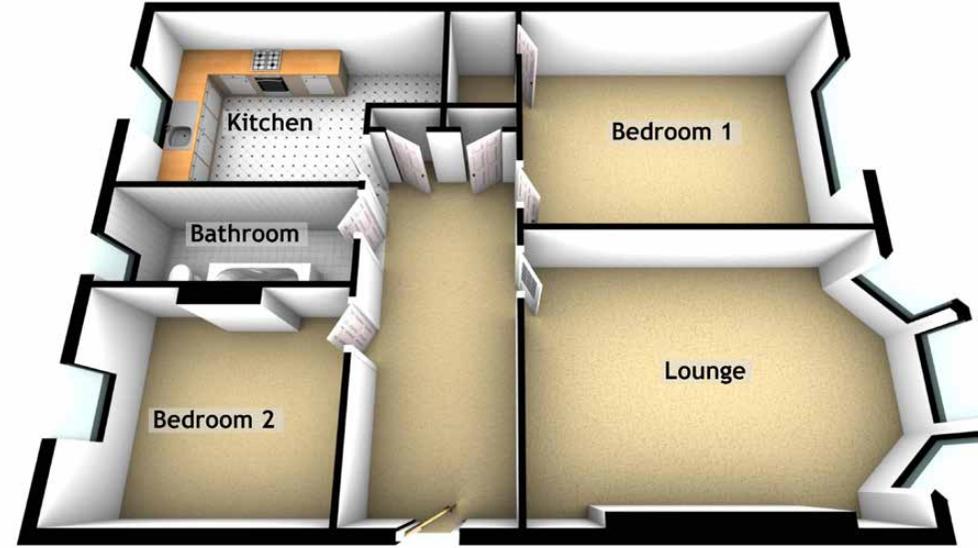
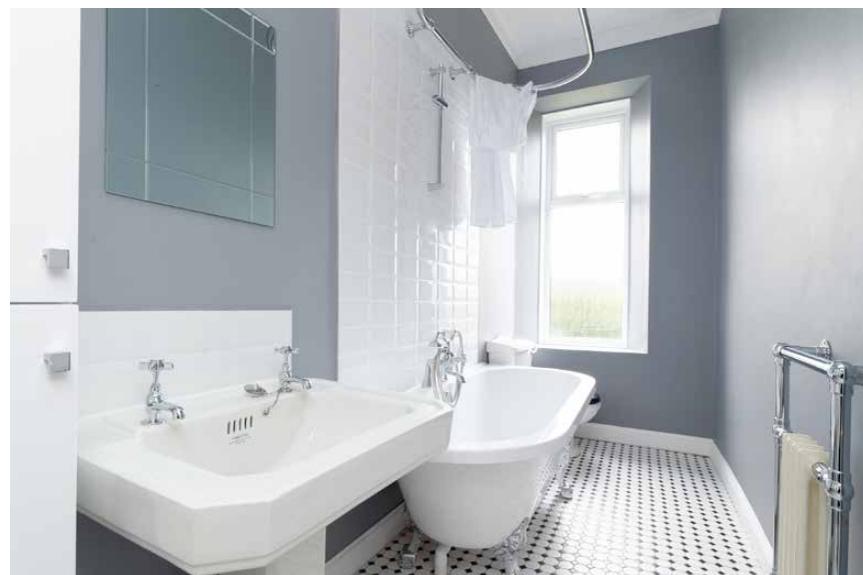
a blend of modern convenience with just a nod to the period styling of the apartment. With a beautiful roll-top style bath, Victorian-style shower over the bath, underfloor heating, and metro tiles that adorn the walls.

There are two very spacious bedrooms in this lovely apartment, both with period fireplaces intact and plenty of space for free standing furniture. The apartment is always warm and comfortable via the double glazing, and gas central heating, for convenience and security, the close has secure access entry.

On-street parking to the front aspect, front garden space, and communal space with a coal shed to the rear complete the property. Early viewing is highly advised to anyone seeking a lovely period apartment, in a central location, with all the hard work already done. This great example of a rarely available property would make a truly great place to call home or a sound buy to let investment property.



“... A LOVELY PERIOD APARTMENT, IN
A CENTRAL LOCATION ...”

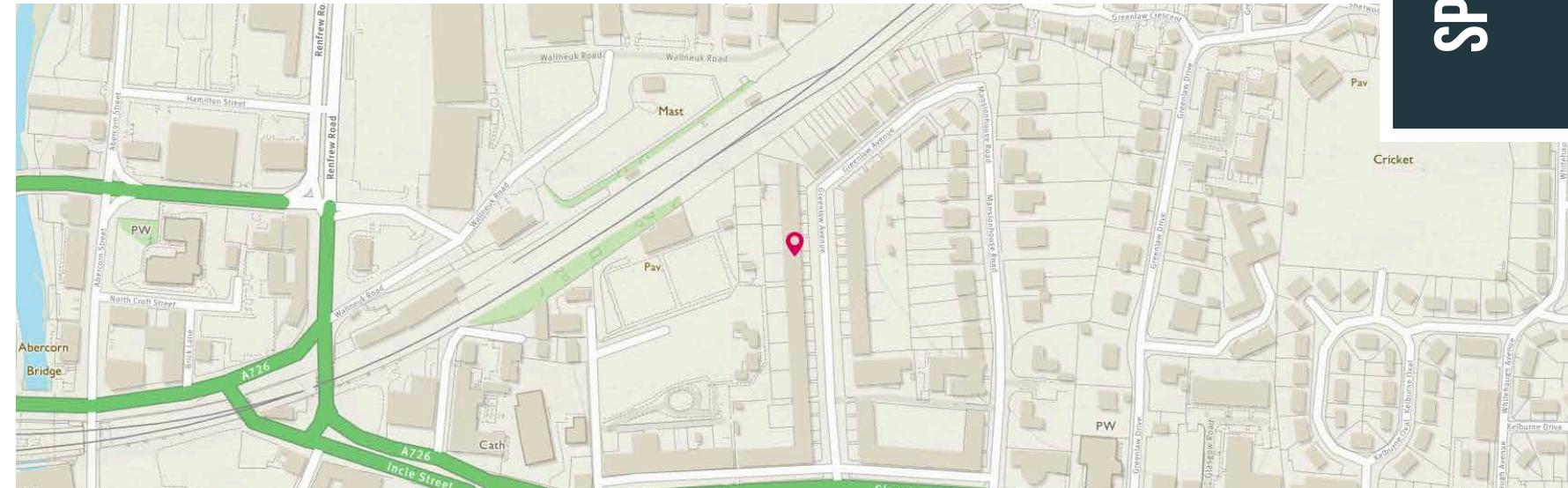


Approximate Dimensions
(Taken from the widest point)

Lounge	5.20m (17'1") x 3.90m (12'10")
Kitchen	4.90m (16'1") x 3.20m (10'6")
Bedroom 1	5.20m (17'1") x 3.90m (12'10")
Bedroom 2	3.80m (12'6") x 3.20m (10'6")
Bathroom	3.70m (12'2") x 1.50m (4'11")

Gross internal floor area (m²): 96m²

EPC Rating: D






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