

# 1 Rye Way

PAISLEY, RENFREWSHIRE, PA2 0HQ



*A bright and airy two-bedroom end terrace house with the added bonus of usable loft space*



0141 404 5474



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



McEwan Fraser Legal are delighted to offer for sale this two-bedroom end terrace house, with the added bonus of useable loft space, 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



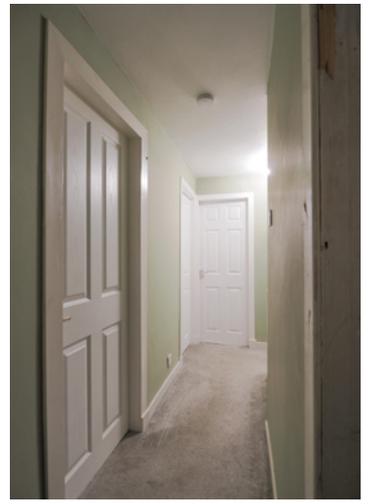
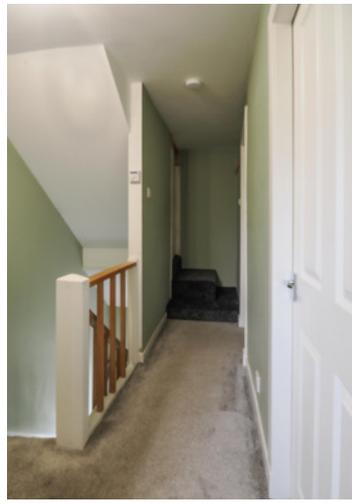
A welcoming hallway allows access to all apartments. The lounge is pleasantly located at the front of the property and is flooded with natural light with a range of furniture configurations.

# 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.





Journeying upstairs to the two well-proportioned bedrooms, the crisp and contemporary styling continues. Both 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 on this level.

## THE BATHROOM



# BEDROOM 1



Both of the bedrooms are bright and airy with a range of furniture configurations

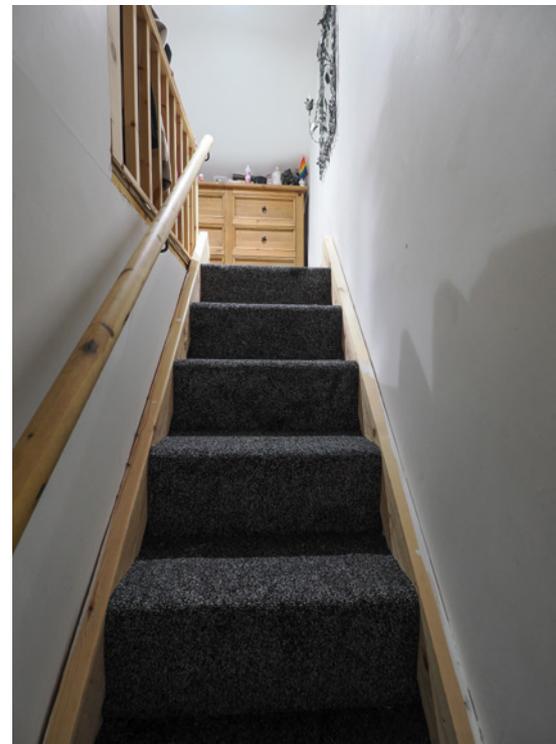


# BEDROOM 2



A set of stairs in the hallway on the first gives access to the usable loft space which can be transformed to meet each individual purchaser's needs and requirements.

# THE LOFT



Externally there are private gardens and on-street parking. The property also benefits from gas central heating and double glazing for additional comfort.

# EXTERNALS



# FLOOR PLAN, DIMENSIONS & MAP

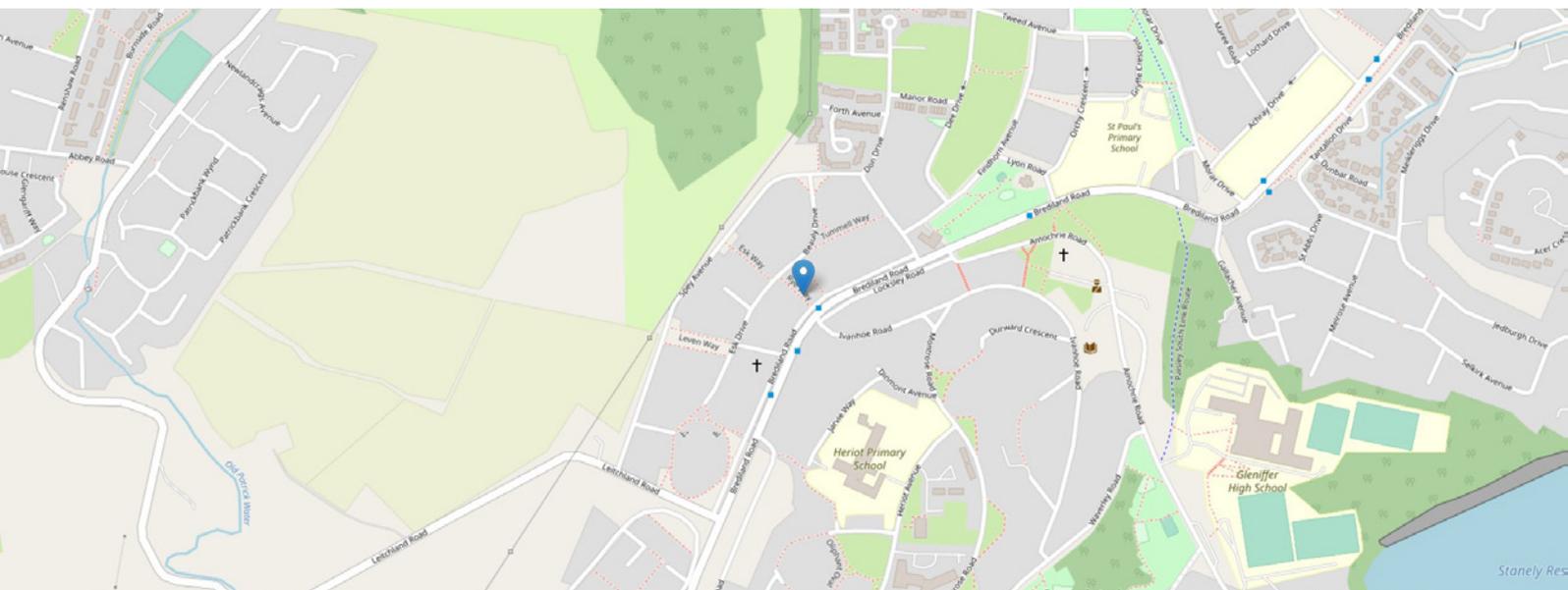


Approximate Dimensions (Taken from the widest point)

Lounge/Diner	5.65m (18'6") x 3.60m (11'10")
Kitchen	3.20m (10'6") x 3.00m (9'10")
Bathroom	2.00m (6'7") x 1.75m (5'9")
Bedroom 1	3.90m (12'10") x 2.95m (9'8")
Bedroom 2	3.90m (12'10") x 2.65m (8'8")
Loft	5.40m (17'9") x 2.95m (9'8")

Gross internal floor area (m<sup>2</sup>): 69m<sup>2</sup>  
EPC Rating: C

Extras: Carpets and floor coverings, light fixtures and fittings, curtains and blinds. The shed, with power, will also remain.



# 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](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Text and description  
**DIANE KERR**  
Area Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

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