

1/1 8 Clavering Street West

PAISLEY, RENFREWSHIRE, PA1 2PX



A bright and spacious two-bedroom flat, perfect for a first-time buyer or those looking to downsize



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser Legal are delighted to present to the market this spacious first-floor flat, positioned in a popular pocket of Paisley. The property offers spacious and light-filled accommodation on one level.

THE LOUNGE



A welcoming hallway allows access to all apartments. The spacious lounge has a range of furniture configurations and is flooded with natural light. The kitchen, which has been fitted to include a range of floor and wall-mounted units with a contemporary work surface, hosts plumbed space for free-standing appliances.

THE KITCHEN





The two bright and airy bedrooms have a range of furniture configurations and space for additional free-standing furniture if required. Any of the rooms can be transformed to meet each individual purchaser's needs and requirements. The shower room completes the accommodation internally.

Externally, there are communal garden grounds and on-street parking. Gas central heating and double glazing have been provided throughout to create a warm, yet cost-effective way of living all year round.

THE SHOWER ROOM



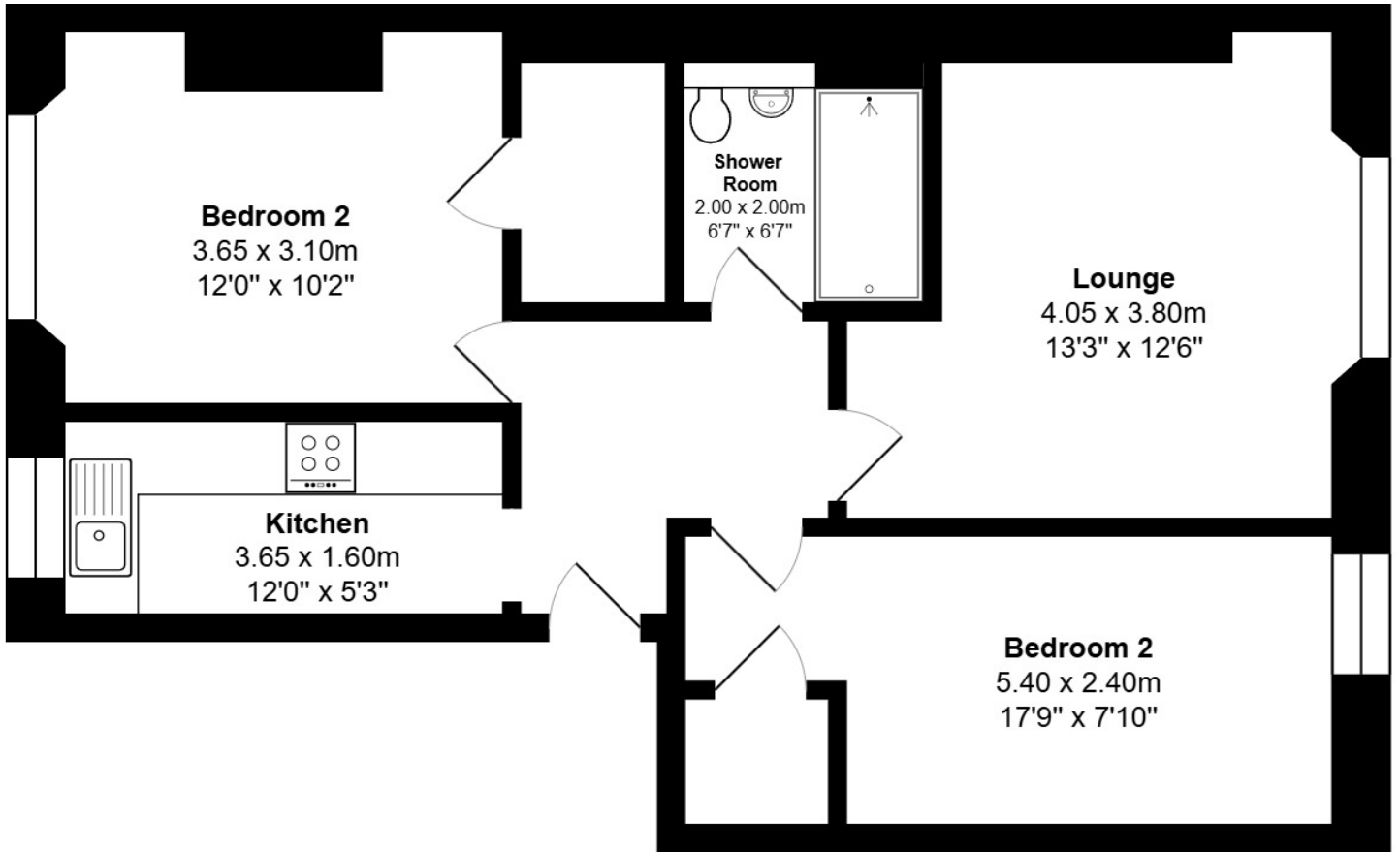
BEDROOM 1



BEDROOM 2

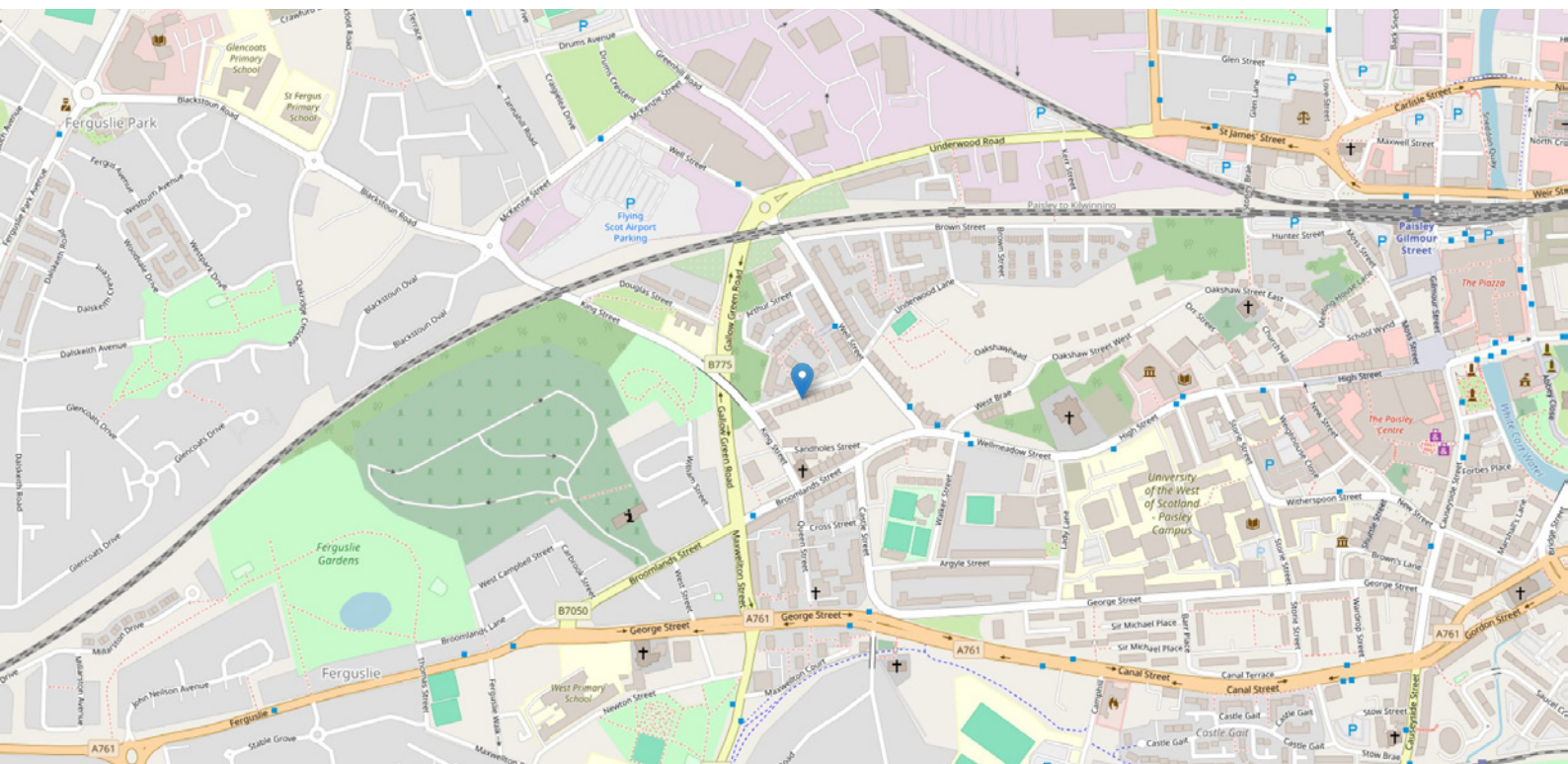


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 58m² | EPC Rating: C



THE LOCATION

Clavering Street West presents an exceptional living opportunity due to its prime location, mere moments from Paisley's bustling town centre, providing convenient access to a wide array of shops, cafes, and essential amenities.





The area boasts excellent transport links, including close proximity to major bus routes, facilitating easy commutes to Glasgow and beyond. The nearby parks and recreational facilities offer ample opportunities for leisure and outdoor activities, contributing to a balanced lifestyle.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
DIANE KERR
Area Manager



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.