



This property is ideally situated within a popular pocket of Paisley, 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. You will find that the area provides easy access to the town centre, Royal Alexandra Hospital, the University of the West of Scotland and local public transport links including Paisley Gilmour Street railway and bus station. Nearby you will find the Paisley Arts Centre, Paisley Art Gallery and Museum and many local sports facilities, including swimming at the Lagoon Leisure Centre.

Shopping at Braehead and sports pursuits, such as climbing and skiing at Soar is a 10 to 15-minute drive away. It is also close to all amenities and road links, the 7-minute drive to the M8 and 10 minutes to Glasgow International Airport.

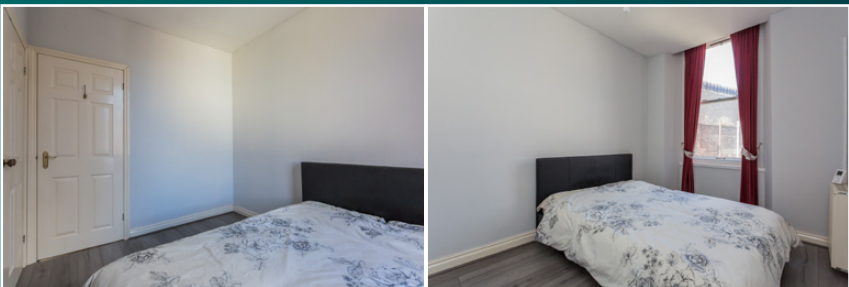
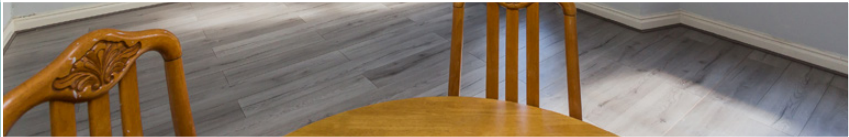
An excellent opportunity has arisen to acquire this popular one bedroom second-floor flat, making for an ideal first-time buyer or buy-to-let opportunity while forming part of a grand 'B' listed conversion. Viewing of this property is highly recommended.

Internally this accommodation is in good decorative order, while briefly consisting of; entrance hallway with a double cloak cupboard, a bright and spacious lounge/diner and a fully fitted, partially tiled kitchen which benefits from an integrated ceramic hob/double oven/grill and under-unit lighting. There is also a spacious double bedroom with double built-in wardrobes and a three-piece, fully tiled bathroom with an over-head shower.

This property also benefits from; wall-mounted electric heaters, newly installed secondary glazing, a communal garden to the rear of the property as well as more than adequate unrestricted on-street parking to accommodate for residents and visitors alike.

5/7(2F2) FORBES PLACE

PAISLEY, PA1 1UT



“...BENEFITS FROM AN INTEGRATED CERAMIC HOB/ DOUBLE OVEN/ GRILL AND UNDER-UNIT LIGHTING...”



PROPERTY SPECIFICATIONS FLOOR PLAN LOCATION

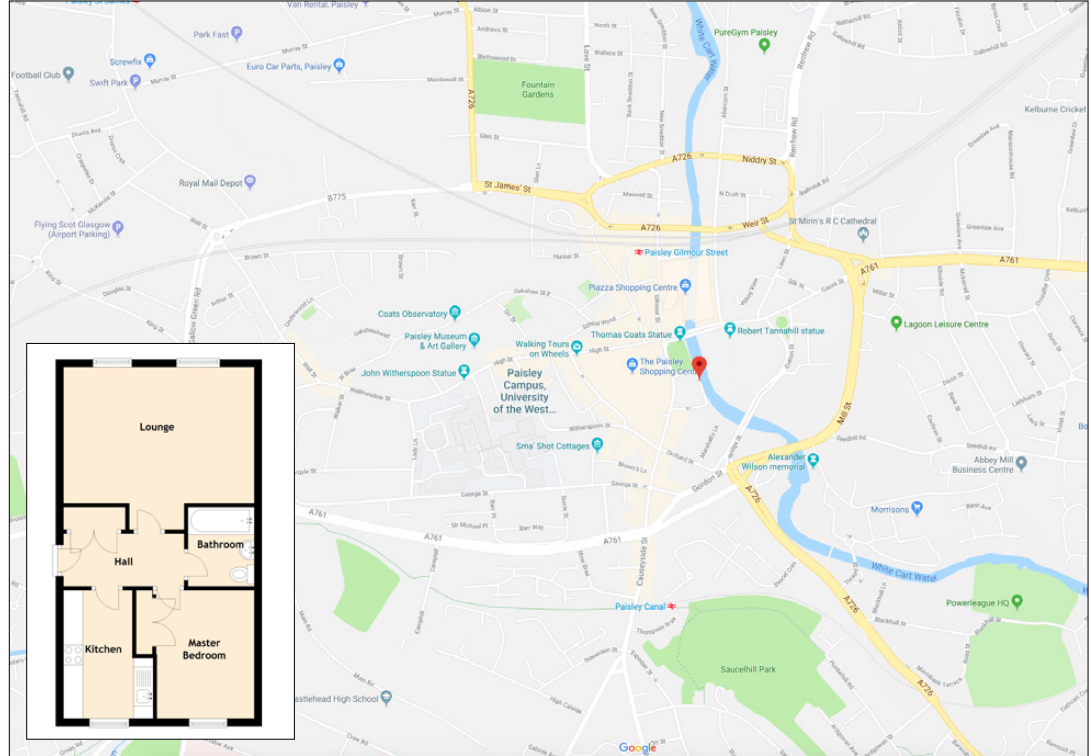
Approximate Dimensions (Taken from the widest point)

Kitchen	3.30m (10'10") x 1.77m (5'10")
Lounge	4.80m (15'9") x 3.50m (11'6")
Master Bedroom	3.20m (10'6") x 2.50m (8'2")
Bathroom	2.30m (7'7") x 1.70m (5'7")

Gross internal floor area (m²) : 45m²

EPC Rating : D

Extras (Included in the sale) : All fixtures and fittings, including blinds, curtains, light fittings, carpets and fitted floor coverings. Please note, other items may be available through separate negotiation.



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