




McEwan Fraser Legal
Solicitors & Estate Agents
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81 Lothian Crescent

PAISLEY, RENFREWSHIRE, PA2 8AJ



PAISLEY

81 Lothian Crescent is situated within the ever popular Glenburn area of Paisley. There are a variety of local amenities within easy reach on nearby Neilston Road, including Morrisons and the new Aldi store. Braehead Shopping Centre and Silverburn are also within reach.

Paisley itself 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'll 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, local public transport links including Paisley Gilmour Street railway and bus station, as well as access to the M8 motorway. There are many local sports facilities, including swimming and ice-skating at the Lagoon Leisure Centre.





LIVING ROOM/KITCHEN



81 LOTHIAN CRESCENT

Part Exchange Available. We are delighted to introduce to the market this spacious two bedroom mid terraced property formed over two levels which would be the perfect acquisition for a wide variety of purchasers looking for their ideal home - positioned in a popular pocket of Paisley. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality.

A welcoming hallway provides access to all rooms on this level. The formal lounge is flooded with natural light and the feature fire and surround gives the room a real cosy feel. This zone is the perfect ambience in which to unwind in after a hard day. An added bonus is the recess space provided for a table and chairs. The kitchen has been fitted to include a good range of floor and wall mounted units with a striking work surface, creating a fashionable and efficient workspace. There is plumbed space for free standing appliances.

The first-floor level has been thoughtfully planned to accommodate two well-appointed bedrooms, both of which are bright and airy with a range of furniture configurations and space for additional free standing furniture if required. A beautiful family bathroom suite completes the accommodation internally.

Externally the property benefits from private garden grounds. The rear garden is a real sun trap and is popular in summer months. The property also features gas central heating and double glazing, helping to ensure a warm, yet cost-effective, living environment all year round.

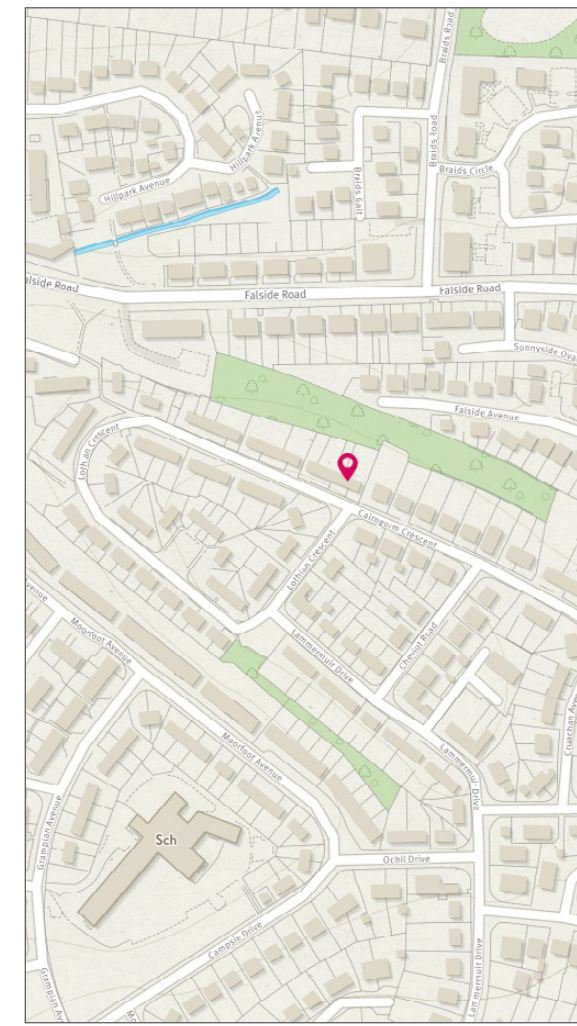
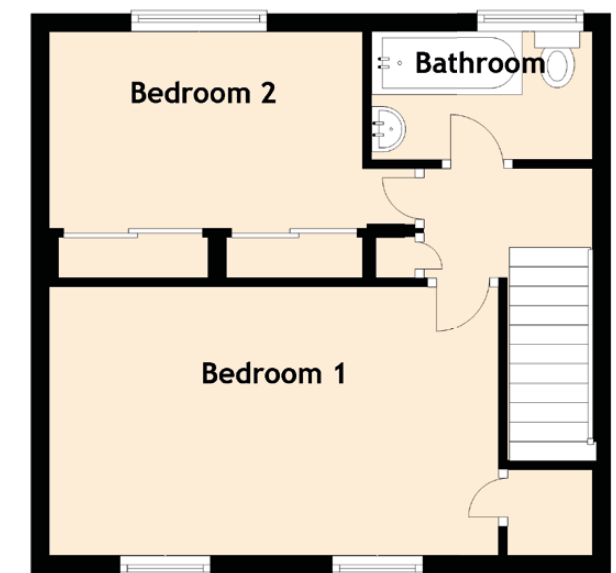
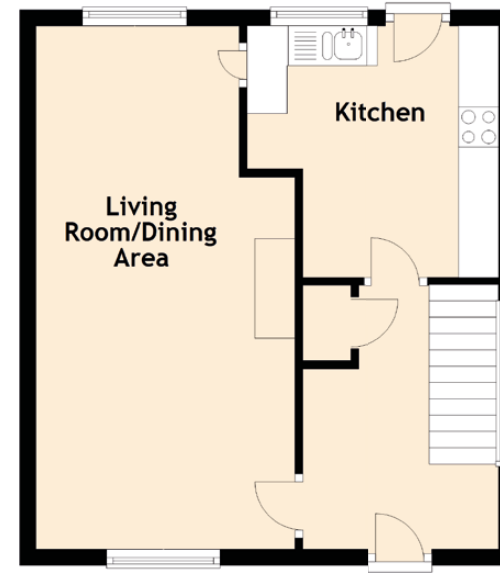




BEDROOMS/BATHROOM



FLOOR PLAN, DIMENSIONS, LOCATION



Approximate Dimensions (Taken from the widest point)

- Living Room/Dining Area
- Kitchen
- Bedroom 1
- Bedroom 2
- Bathroom

- 6.55m (21'6") x 3.24m (10'8")
- 3.15m (10'4") x 3.15m (10'4")
- 4.76m (15'7") x 2.98m (9'9")
- 3.24m (10'8") x 2.73m (8'11")
- 2.46m (8'1") x 1.42m (4'8")

Gross internal floor area (m²): 77m²

EPC Rating: C

Extras (Included in the Sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds. Fridge freezer and washing machine.



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Part
Exchange
Available

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