

# 0/2 87 Bruce Road

PAISLEY, PA3 4SQ



*A tastefully decorated two bedroom ground floor flat,  
positioned in good area and close to road links*



0141 404 5474



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



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



We are delighted to bring to the market this spacious ground floor, two-bedroom flat situated in a popular location. It is ideal for the younger market, or professionals who want to retain an easy to manage home within striking distance of the main commercial centres or those simply looking to downsize. The flat has been well designed to maximise the natural available light and create a modern ambience. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality.

# THE LOUNGE



A welcoming hallway leads to all of the rooms. The lounge is flooded with natural light from the front-facing window, which also offers a pleasant outlook.

# THE KITCHEN



The fitted kitchen maximises workspace and storage, without sacrificing on style, it features a good range of floor and wall mounted units and contrasting work surfaces.





The two well proportioned, bright and airy bedrooms have space for a range of furniture configurations and space for additional free-standing furniture if required. The bathroom completes the accommodation internally.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



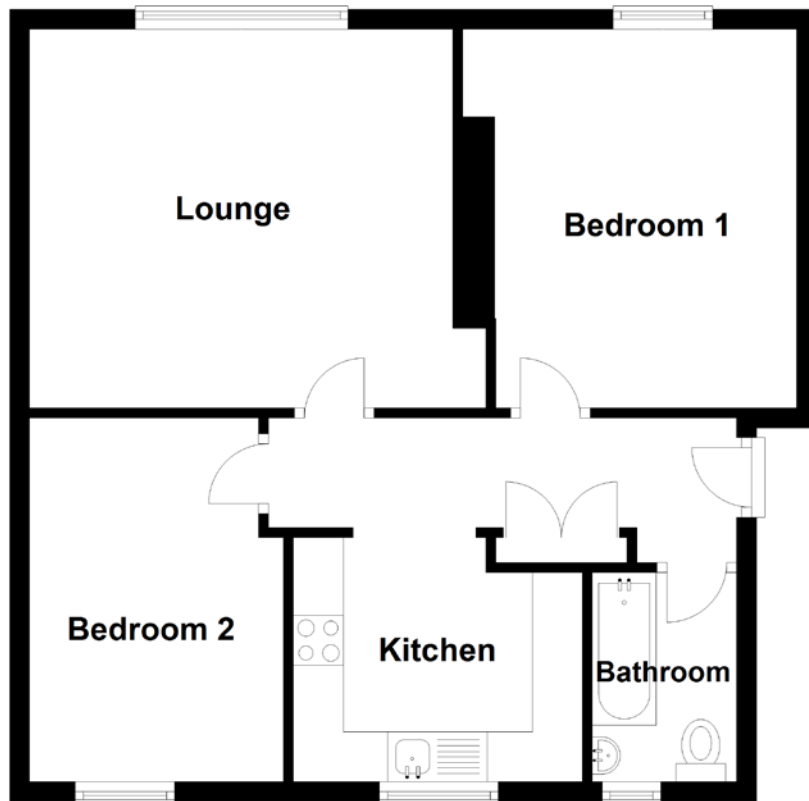
Externally, there are private front and rear gardens with on-street parking to the front.

Double glazing and gas central heating has been provided to create a warm, yet cost-effective way of living all year round.

# THE GARDEN



# FLOOR PLAN, DIMENSIONS & MAP

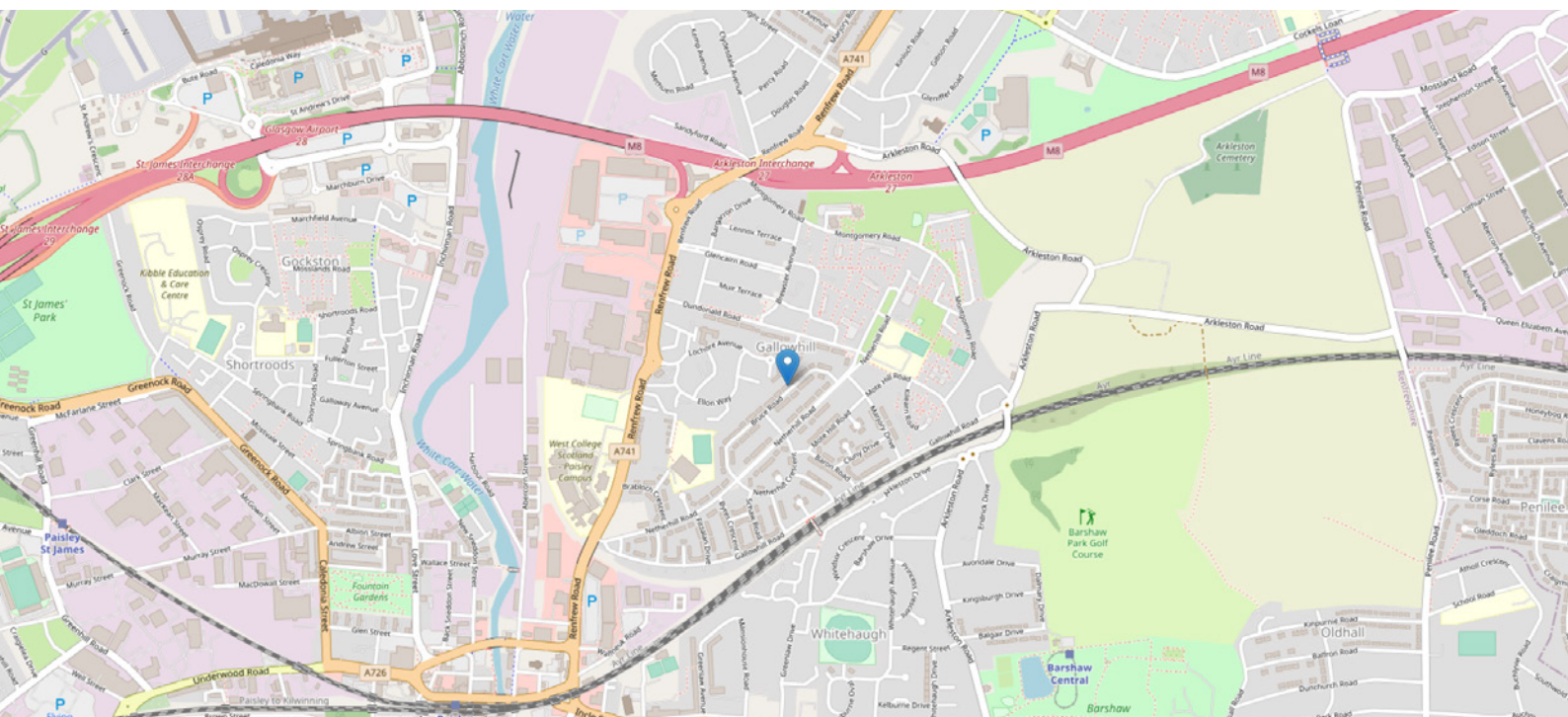


Approximate Dimensions (Taken from the widest point)

Lounge	4.25m (13'11") x 3.80m (12'6")
Kitchen	2.90m (9'6") x 2.45m (8')
Bedroom 1	3.80m (12'6") x 3.35m (11')
Bedroom 2	3.65m (12') x 2.55m (8'4")
Bathroom	2.15m (7'1") x 1.45m (4'9")

Gross internal floor area (m<sup>2</sup>): 54m<sup>2</sup>  
EPC Rating: C

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds.



# THE LOCATION

Located in the desirable Oldhall district of Paisley, a short distance from Barshaw Park. This wonderful family home lies within the catchment area of Paisley Grammar School. Close to local bus services along Glasgow Road which connect to the town centre as well as Glasgow.





There are a good selection of local shops and amenities locally including a Tesco store. There are various cafes, bars and restaurants also in the East End. Paisley town centre itself provides the Paisley Centre and mainline railway station. Easy access to the M8 motorway network.

Ralston is an established residential locale with good local schooling, Barshaw Park, Ralston Golf Club and Oldhall Golf Course. It has excellent road links into Paisley town centre with connections towards the M8 motorway network and railway services from Hawkhead station. Glasgow airport is also only a short drive away.



**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)

Part  
Exchange  
Available



Text and description  
**DIANE KERR**  
Area Manager



Layout graphics and design  
**ALLY CLARK**  
Designer

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