

# 31 Rannoch Place

PAISLEY, RENFREWSHIRE, PA2 7ED



*A BRIGHT AND SPACIOUS MAIN DOOR ONE  
BEDROOM UPPER COTTAGE FLAT*



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McEwan Fraser Legal are delighted to offer for sale this one-bedroom, main door upper cottage flat, positioned in a popular pocket of Paisley.

This property would be a superb acquisition for numerous buyers, given its superb spot, offering great commuting links as well as being within a very short stroll to the train station and local amenities. Room dimensions are generous and the accommodation has been arranged to offer flexibility and a high level of individuality.

A welcoming hallway allows access to all apartments. The impressive lounge is pleasantly located to the front of the property and is flooded with natural light and also offers a pleasant outlook. Space is also provided for a table and chairs if required. 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 with space for additional free-standing appliances.

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**The Kitchen**

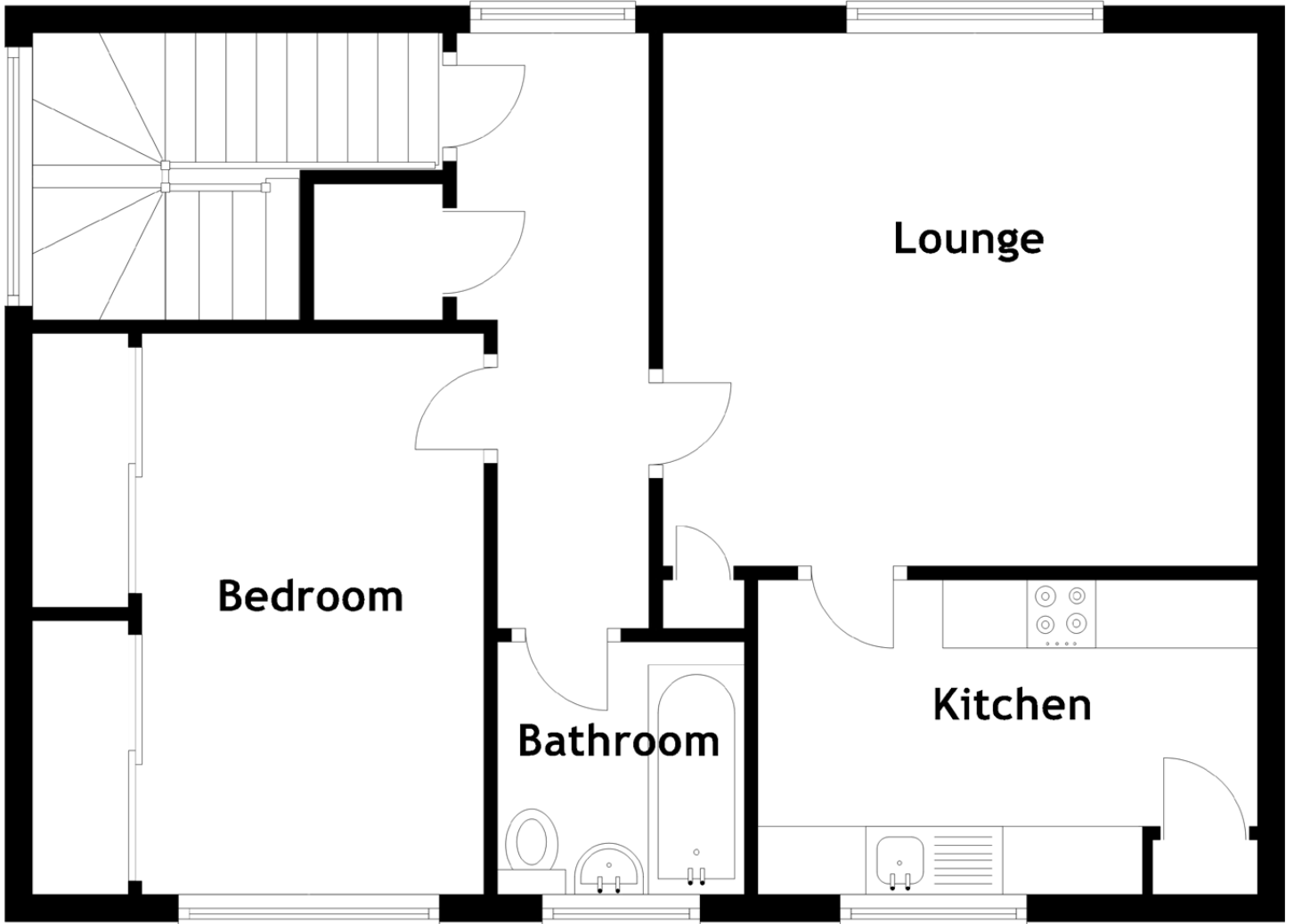




**The Bedroom**







#### Approximate Dimensions

(Taken from the widest point)

Lounge	4.35m (14'3") x 3.90m (12'10")
Kitchen	3.65m (12') x 2.30m (7'7")
Bedroom	4.10m (13'6") x 2.50m (8'2")
Bathroom	1.85m (6'1") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 57m<sup>2</sup>

EPC Rating: C





Externally there are communal garden grounds, which are a real suntrap. The flat also benefits from gas central heating and double glazing for additional comfort.



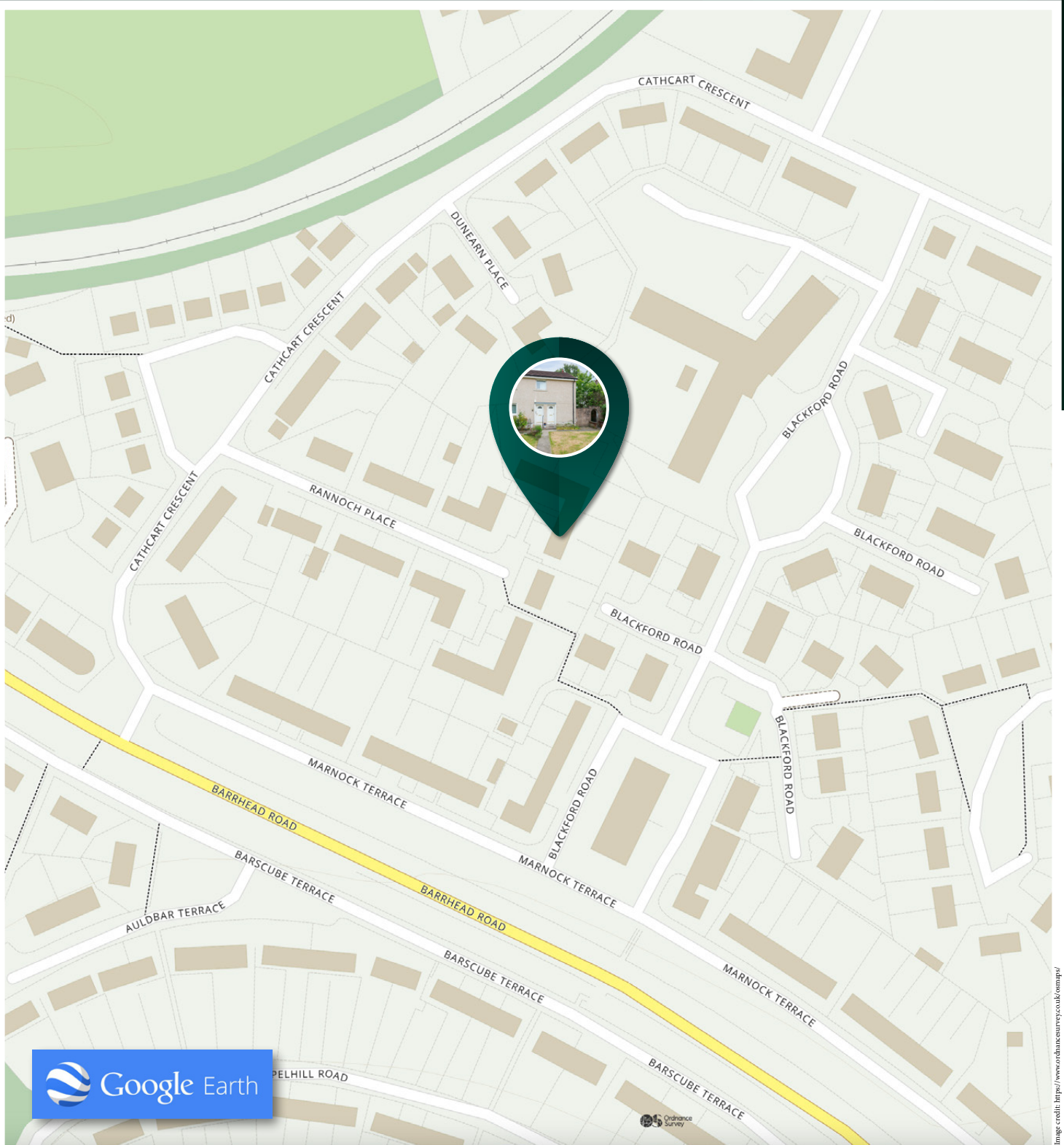


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Paisley is a busy, vibrant town situated on the banks of the River Cart in Renfrewshire. Offering all the amenities of a large town and with a friendly, welcoming character, you will find Paisley has a great mix of history and modern facilities.

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.

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# McEwan Fraser Legal

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