

3/1,7 Kerr Street

PAISLEY, RENFREWSHIRE, PA3 1TG



*THIS PROPERTY IS SUBJECT TO A
BUYER'S PREMIUM*



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

A welcoming hallway allows access to all apartments. The spacious lounge has a range of furniture configurations and is located off the kitchen, which has been fitted to include a range of floor and wall-mounted units with a contemporary work surface with a host of integrated appliances and plumbed space for free-standing appliances. The two bright and airy bedrooms are flooded with natural light and boast a pleasant outlook. 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, which are well maintained. The garden to the rear is a real sun trap, especially in the summer months. Gas central heating and double glazing have been provided throughout to create a warm, yet cost-effective way of living all year round.





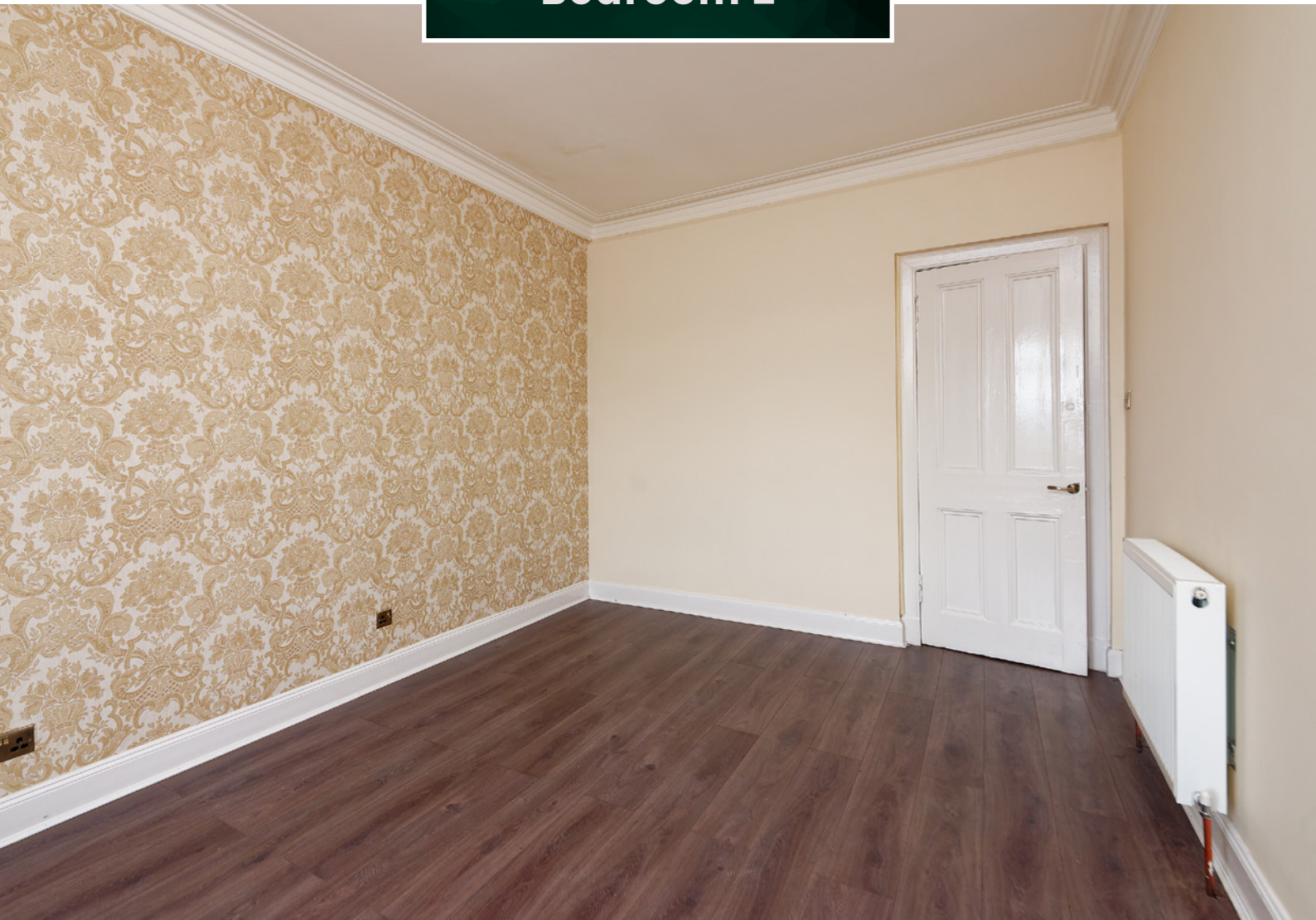


Bedroom 1

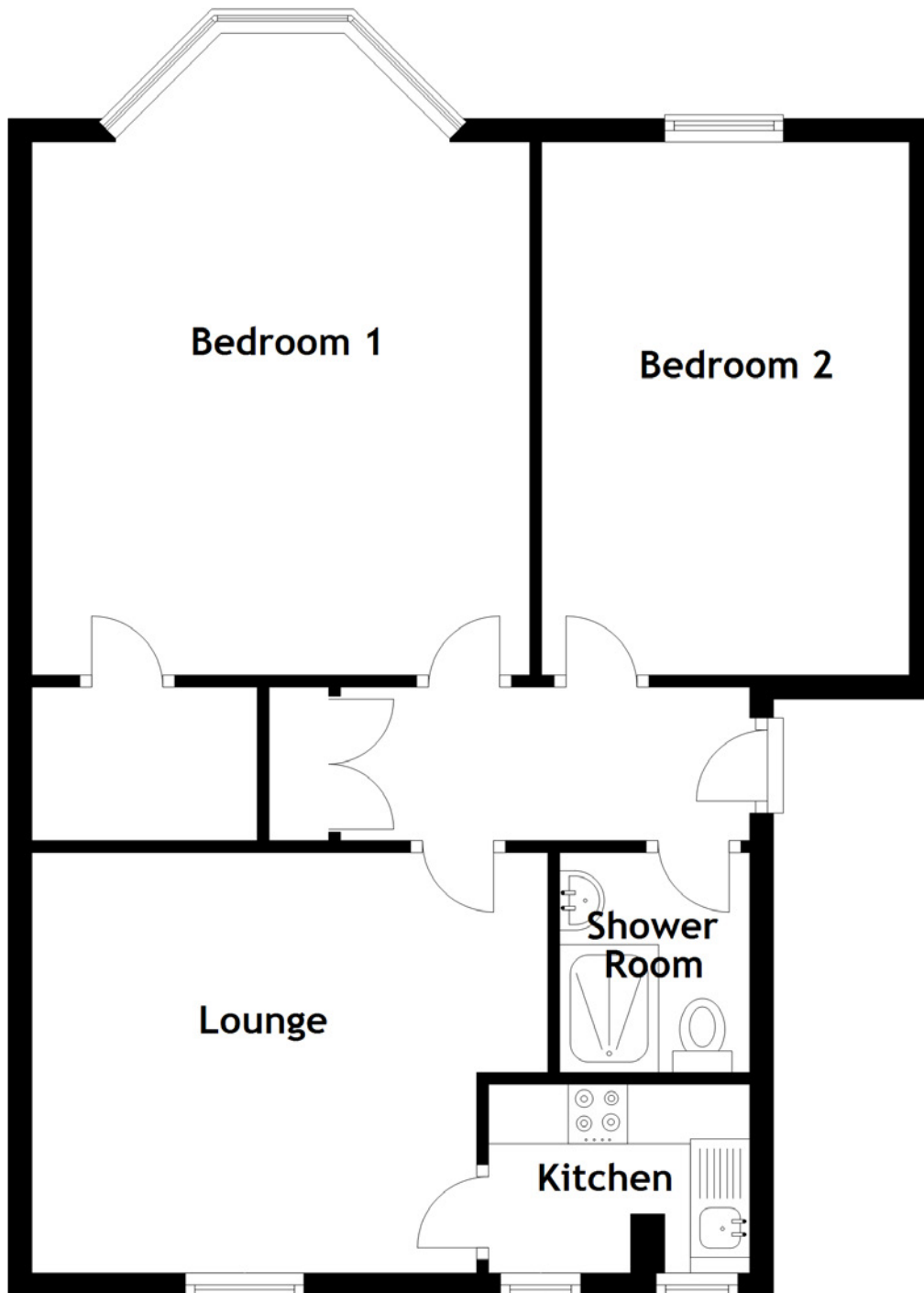




Bedroom 2







Approximate Dimensions

(Taken from the widest point)

Lounge	4.35m (14'3") x 3.55m (11'8")	Gross internal floor area (m ²): 63m ² EPC Rating: D
Kitchen	2.20m (7'3") x 1.59m (5'3")	
Bedroom 1	5.60m (18'4") x 4.20m (13'9")	Buyer's Premium Value: £2160
Bedroom 2	4.50m (14'9") x 3.10m (10'2")	
Shower Room	1.85m (6'1") x 1.60m (5'3")	



Communal Area

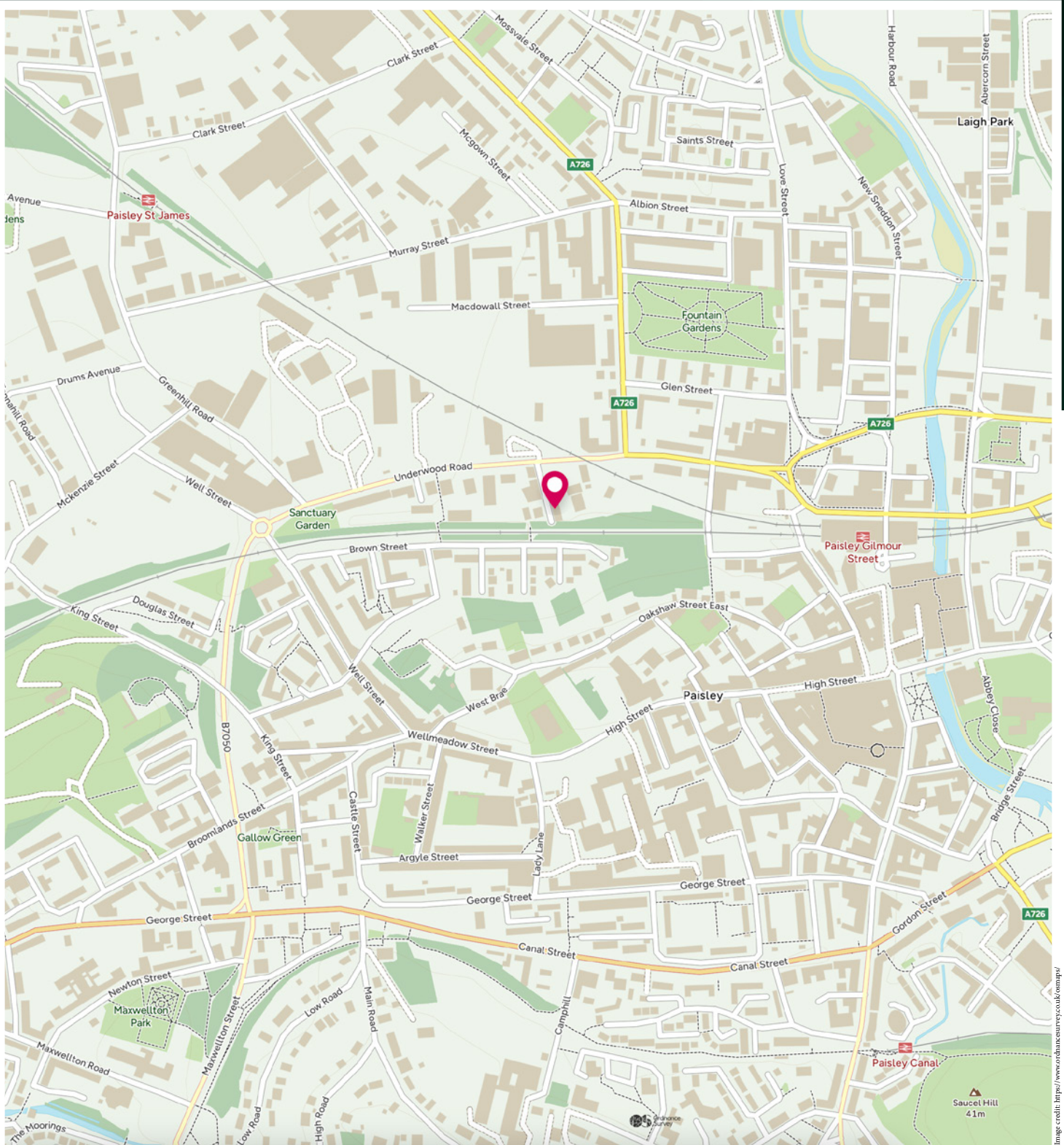




Kerr Street, presents an exceptional living opportunity due to its prime location, mere moments from Paisley's bustling town centre, providing convenient access to a wide array of shops, cafes, and essential amenities.

The area boasts excellent transport links, including close proximity to major bus routes and the Paisley Gilmour Street railway station, 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.

The Location



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Part
Exchange
Available



THE SUNDAY TIMES
THE SUNDAY TIMES



Text and description
DIANE KERR
Area Manager



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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