




McEwan Fraser Legal

Solicitors & Estate Agents

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PAISLEY, PA2 7RW



This fantastic property is situated in a popular pocket of Paisley. Paisley itself is a busy, vibrant town situated on the banks of the River Cart in Renfrewshire and offers 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 also very well situated for accessing the town centre, as well as primary and secondary schools. The Royal Alexandra Hospital and the University of the West of Scotland are easily accessed via local public transport links, including Paisley Gilmour Street railway, Canal Train Station and a bus station.

Also, nearby is the Paisley Arts Centre, Paisley Art Gallery and Museum and many local sports facilities. These including swimming at the Lagoon Leisure Centre, shopping at Intu Braehead Retail Park and sports pursuits, such as climbing and skiing at Soar is just a thirteen-minute drive away.

We are delighted to bring to the market this two-bedroom flat, occupying an envious second-floor position with a secure entry system within this well-maintained building. Situated in a popular pocket of Paisley, it will appeal to a wide variety of purchasers looking for their ideal home, which is presented to the market in walk-in condition.

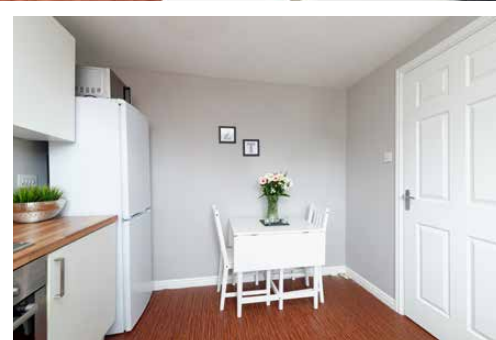
On entering the flat it is immediately apparent that the current owner has meticulously looked after their home, which is fit for today's modern living. The property has been designed to maximise the natural available light to create a modern ambience and has been decorated throughout with a contemporary neutral theme. The impressive lounge has a range of furniture configurations and is flooded with natural light and offers interesting views to the front. The modern kitchen has been beautifully fitted to include a quality range of floor and wall mounted units with a striking worktop. It further benefits from integrated appliances.

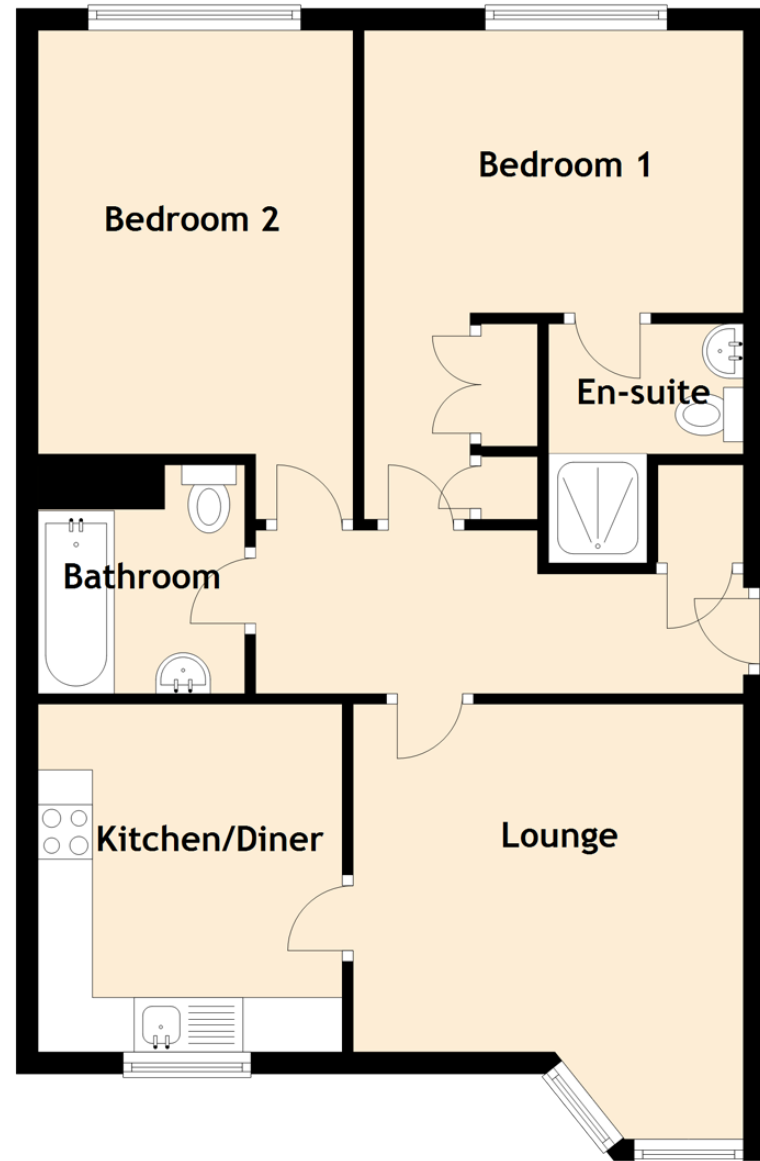
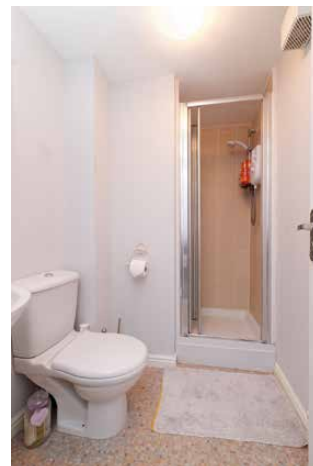
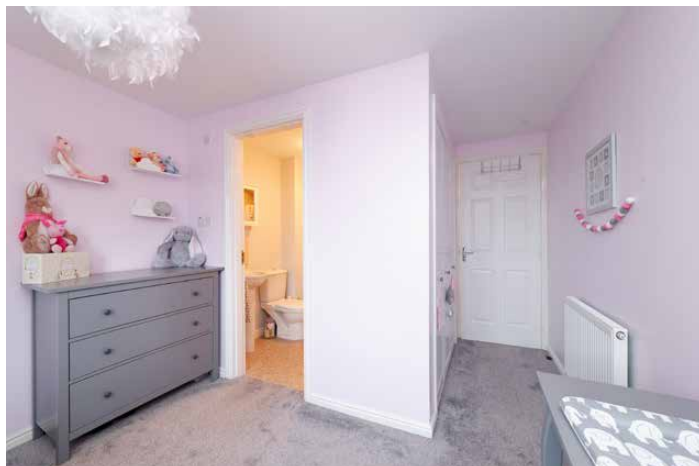
There are two good sized bedrooms which exhibit built-in wardrobes and have additional space for free-standing furniture if required. A further advantage is a master bedroom en-suite which includes a walk-in shower. The modern three-piece family bathroom suite completes the impressive accommodation internally.

Externally, there are well-tended communal grounds and allocated parking. Double glazing and gas central heating are provided throughout to create a warm, yet cost-effective way of living all year round



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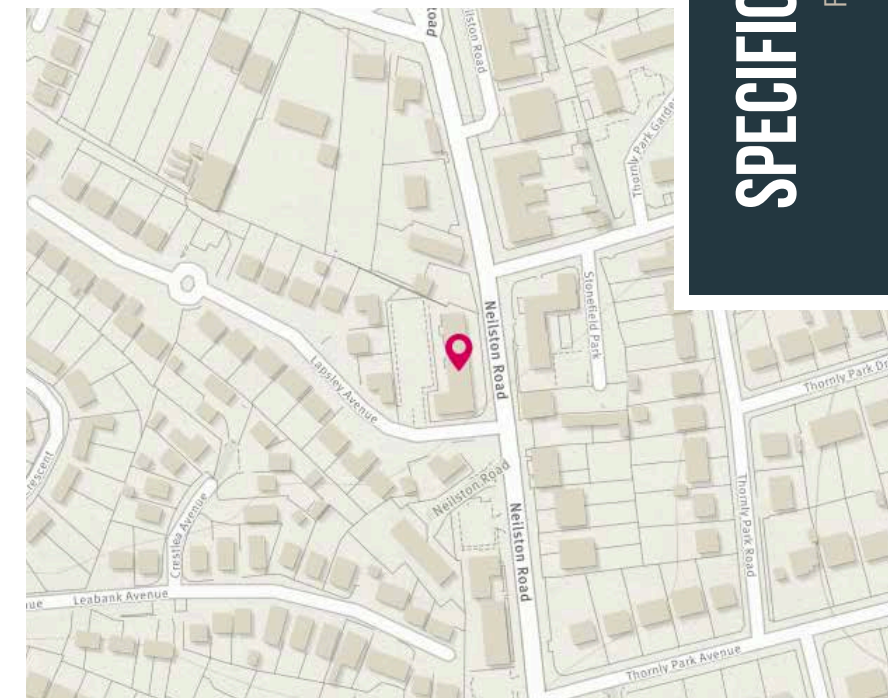


Approximate Dimensions
(Taken from the widest point)

| | |
|---------------|-------------------------------|
| Lounge | 4.00m (13'1") x 3.80m (12'6") |
| Kitchen/Diner | 3.20m (10'6") x 2.80m (9'2") |
| Bedroom 1 | 4.50m (14'9") x 3.20m (10'6") |
| En-suite | 2.20m (7'3") x 1.50m (4'11") |
| Bedroom 2 | 4.50m (14'9") x 2.90m (9'6") |
| Bathroom | 2.10m (6'11") x 1.90m (6'3") |

Gross internal floor area (m²): 62m²

EPC Rating: B



SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP




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**Part
 Exchange
 Available**

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Text and description
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Professional photography
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 Photographer



Layout graphics and design
ALLY CLARK
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