

52 Craggs Crescent

LOCHFIELD, PAISLEY, PA2 6QU



*A BRIGHT AND SPACIOUS, ONE
BEDROOM LOWER COTTAGE FLAT*



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



Part Exchange available. We are pleased to introduce to the market this spacious one-bedroom lower cottage flat which would be a super acquisition for either a first-time buyer(s), buy-to-let investment, or those downsizing. The flat has been designed to maximise the natural available light to create a bright ambience. Some rooms are in need of modernisation however this is perfect for those wanting to put their own 'stamp' on it. As one would expect, room dimensions are very fair and the accommodation has been arranged to offer both flexibility and individuality.

A main door entrance allows access to all apartments. A family lounge is pleasantly located to the front of the property which is flooded with natural light and provides an interesting outlook. The fitted kitchen comes with a range of floor and wall-mounted units with a host of integrated appliances and ample space plumbed for free-standing appliances. The spacious bedroom offers a range of furniture configurations with space for additional free-standing furniture if required. A contemporary shower room completes the accommodation internally.





The Kitchen



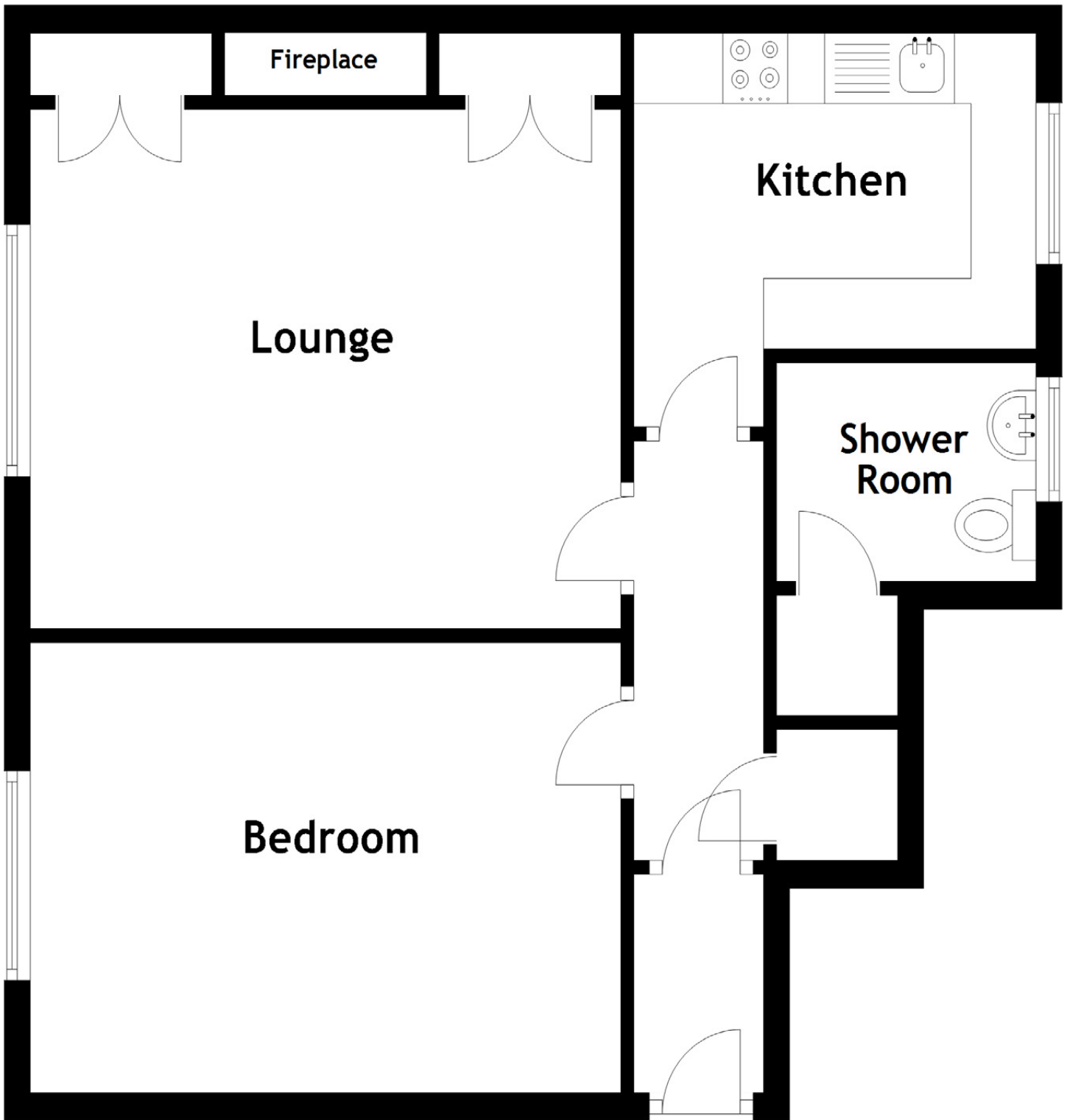


The Bedroom









Approximate Dimensions

(Taken from the widest point)

Lounge	4.55m (14'11") x 3.70m (12'2")	Gross internal floor area (m ²): 55m ² EPC Rating: C
Kitchen	3.10m (10'2") x 2.25m (7'4")	
Bedroom	4.55m (14'11") x 3.20m (10'6")	
Shower Room	2.00m (6'7") x 1.55m (5'1")	

Externally, to the front, there is a driveway providing off-road parking with private and communal gardens to the rear. The rear garden is a real sun trap and will be popular in the summer months.

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





52 Crags Crescent is situated within the ever popular Lochfield 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.

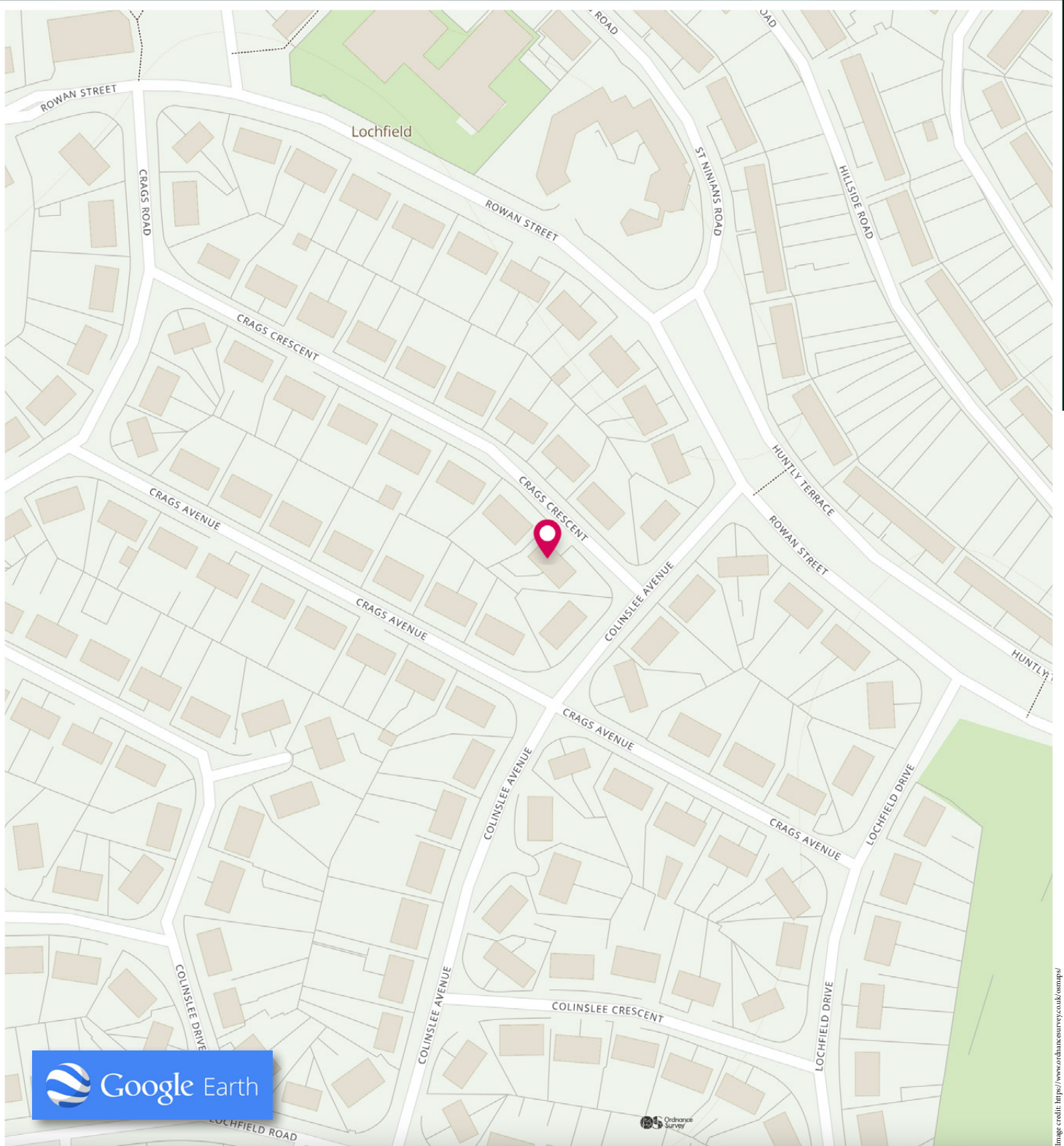


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McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

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Exchange
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THE SUNDAY TIMES
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Text and description
DIANE KERR
Area Manager



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

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