

Competitively priced two bedroom tenement flat

Set in popular location



1/1 36 Gordon Street

Paisley, Renfrewshire, PA1 1XA



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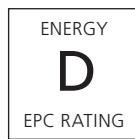
SECURITY
ENTRANCE



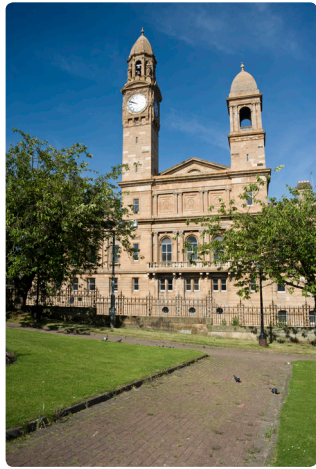
RAIL LINKS



LOCAL
AMENITIES



ENERGY
D
EPC RATING



1/1 36 Gordon Street Paisley | Renfrewshire



Paisley Cathedral | View Over Paisley | River Cart

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'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 for 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 Braehead Retail Park and sports pursuits, such as climbing and

ski-ing at Soar (formerly X-scape), are only a short distance away by car or public transport.

We have great pleasure in offering to the market this two bedroom traditional flat situated within the ever popular locale of 'Paisley'. The flat occupies a preferred first floor position within this handsome sandstone building and would be a super acquisition for either a first time buyer or a buy-to-let investor. Local rental agents have confirmed that demand for this type of property is very strong. As one would expect, room dimensions are very generous and the accommodation has been arranged to offer both flexibility and individuality.



Bedrooms & Bathroom



The property requires a moderate level of re-decoration and upgrading, but has been very competitively priced to realise an early sale. A prospective purchaser has a blank canvas to design the flat to their own taste and style.

In more detail the property comprises of a good sized entrance hall, with a useful storage cupboard. Immediately impressive lounge with a bow window to the front aspect offering views over the surrounding area. There is a feature display cabinet within the recess. The good-sized kitchen has been fitted to include a range of floor and wall mounted units with a complimentary worktop. It benefits from an integrated extractor hood and there is space for a freestanding cooker, washing machine, tumble dryer and an upright fridge/

freezer. A personal door leads from here onto a small balcony overlooking the rear.

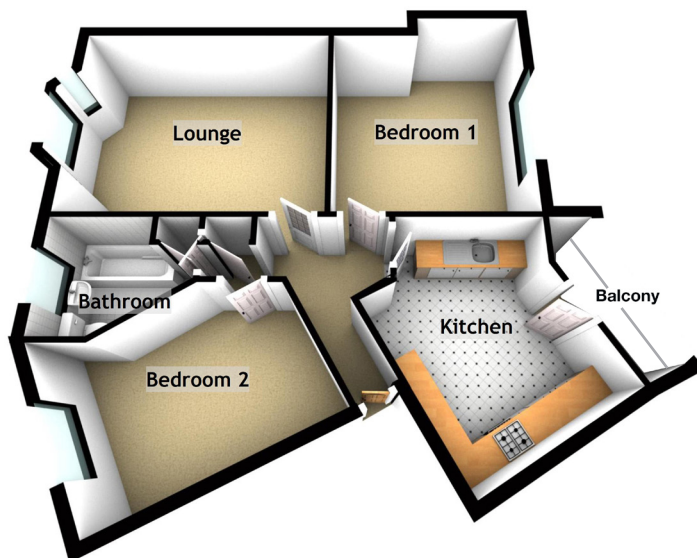
There are two, traditionally proportioned double bedrooms, which allow the flexibility and space for additional free standing furniture if required. The good sized family bathroom, with an electric shower over the bath, completes the accommodation.

The flat also benefits from double glazing, gas central heating to radiators and a security door entry system for additional peace of mind and comfort.

Externally, there are communal grounds.

Kitchen / Lounge



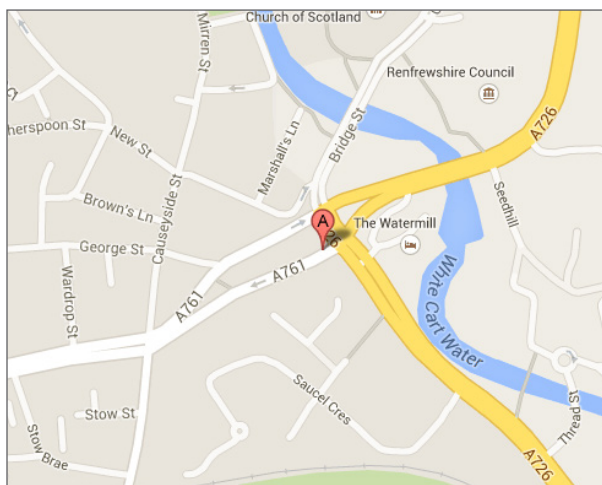


Specifications

APPROXIMATE DIMENSIONS

(Taken from the widest point)

Kitchen	3.00m (9'10") x 2.86m (9'5")
Lounge	4.50m (14'9") x 4.08m (13'4")
Bedroom 1	4.09m (13'5") x 3.70m (12'2")
Bedroom 2	4.00m (13'1") x 3.00m (9'10")
Bathroom	2.46m (8'1") x 2.00m (6'7")



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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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