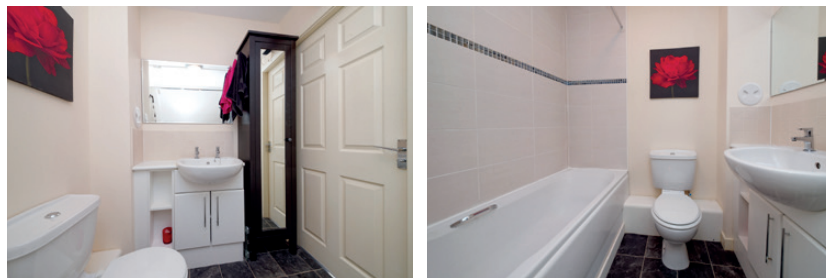




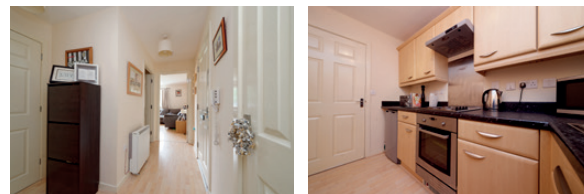
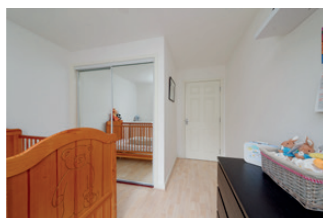

Solicitors & Estate Agents
0141 404 5474

0/2 16 Stirrat Crescent

PAISLEY, PA3 1RA



0/2 16 STIRRAT CRESCENT PAISLEY



Stirrat Crescent is very well situated for accessing the town centre. Primary and secondary schools, University of the West of Scotland, local public transport links including, St. James Railway Station (five minutes walk), Paisley Gilmour Street railway and bus station, as well as access to the M8 motorway (seven miles to Glasgow) and Glasgow International Airport (two miles). Also, nearby is the Paisley

Arts Centre, Paisley Art Gallery and Museum and many local sports facilities, including swimming at the Lagoon Leisure Centre. Shopping at Intu Braehead and sports pursuits, such as climbing and skiing at Soar are only a short distance away by car or public transport.

Paisley is a busy, vibrant town situated on the banks of the River Cart in Renfrewshire.

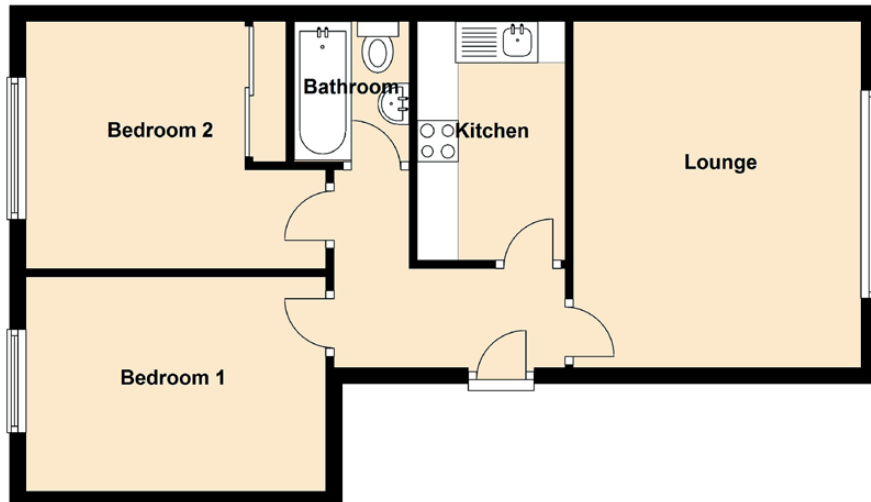
Offering all the amenities of a large town and with a friendly, welcoming character, you will find Paisley has a great mix of history and modern facilities.

Part Exchange available. We are delighted to bring to the market this fabulous ground floor, two bedroom modern flat situated within this ever popular locale. It is ideal for the younger

market but will also appeal to professionals who want to retain an easy to manage home within striking distance of the main commercial centres. The flat has been well designed to maximise the natural available light and create a modern ambience. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality. The flat has a host of features which include,

secure entry and a welcoming communal hallway. The lounge is flooded with natural light from the front facing window, which also offers a pleasant outlook. The fitted kitchen maximises workspace and storage, without sacrificing on style, It has a good range of floor and wall mounted units and a contrasting worksurface. It comes complete with integrated appliances and plumbed space

for a washing machine and free-standing fridge freezer. The two well proportioned, bright and airy bedrooms are further enhanced with built-in wardrobes, creating excellent storage space. A family bathroom suite to include over head shower, completes the impressive accommodation internally. The flat has allocated parking and a well maintained communal garden.



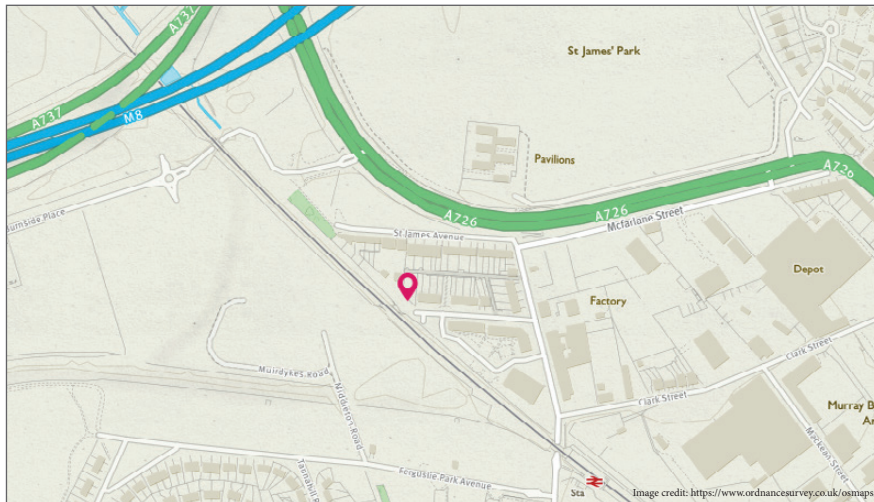
Approximate Dimensions
(Taken from the widest point)

Lounge	4.20m (13'9") x 3.50m (11'6")
Kitchen	2.90m (9'6") x 1.80m (5'11")
Bedroom 1	3.90m (12'10") x 2.60m (8'6")
Bedroom 2	3.90m (12'9") x 3.00m (9'10")
Bathroom	1.70m (5'7") x 1.40m (4'7")

Gross internal floor area (m²) - 50m²
EPC Rating - D

Extras
(Included in the sale)

Carpets and floor coverings, light fixtures
and fittings, curtains and blinds.



McEwan Fraser Legal
Solicitors & Estate Agents

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Part
Exchange
Available

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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. 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 brochure 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.



Text and description
DIANE KERR
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer