




McEwan Fraser Legal
Solicitors & Estate Agents
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23 Anchor Crescent

PAISLEY, RENFREWSHIRE, PA1 1LX

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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 and a bus station.

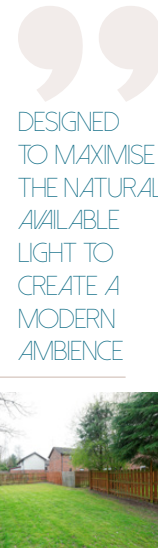
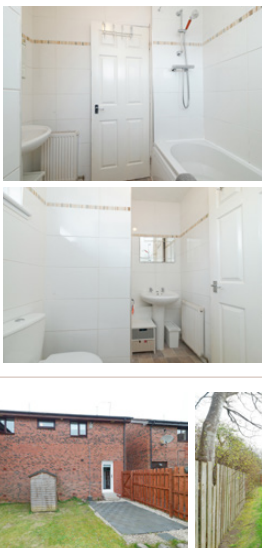
Also, nearby is the Paisley Arts Centre, Paisley Art Gallery and Museum and many local sports facilities. These including swimming at the Lagoon Leisure Centre, shopping at Intu Braehead Retail Park and sports pursuits, such as climbing and skiing at Soar is just a thirteen-minute drive away.

McEwan Fraser Legal are delighted to present to the market this well maintained and spacious three bedroom property which has been transformed into a house by the current owners. The property was originally a two bedroom flat with a garage but the current owners used their imagination and it has been a spacious three bedroom house for a number of years. The property offers spacious and light filled accommodation on two levels and

is offered to the market in walk-in condition. Once inside, discerning purchasers will be greeted with a first class specification.

The property has been well designed to maximise the natural available light to create a modern ambience, with interesting views to both the front and rear. A welcoming hallway leads to all apartments on this level. A tastefully decorated open plan lounge is flooded with natural light from the front facing window. The kitchen comes with a modern range of floor and wall mounted units and work-surface, creating a fabulous and efficient work-space. Journeying upstairs you will find three well-proportioned bedrooms. All of the bedrooms are bright and airy bedrooms which have space for a range of free-standing furniture. An added bonus is the useful utility room on this level. A family bathroom suite completes the impressive accommodation internally.

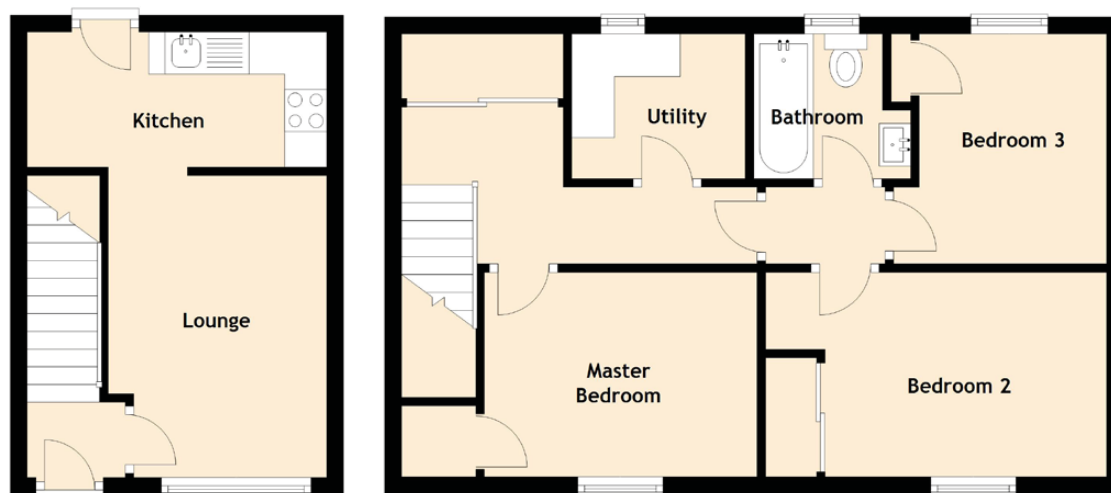
Externally, the property benefits from a private front garden with a driveway providing off-street parking. To the rear, there are enclosed communal grounds, which is a real suntrap in summer months. The property also benefits from being the only one in the block to feature a private back door opening onto the gardens with a seating area also at the back door. Double glazing and gas central heating have been installed throughout to create a warm, yet cost-effective way of living all year round.



DESIGNED
TO MAXIMISE
THE NATURAL
LIGHT TO
CREATE A
MODERN
AMBIENCE

SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	3.60m (11'10") x 2.60m (8'6")
Kitchen	3.60m (11'10") x 1.60m (5'3")
Utility	2.50m (8'2") x 1.70m (5'7")
Master Bedroom	3.20m (10'6") x 2.40m (7'10")
Bedroom 2	4.00m (13'1") x 2.60m (8'6")
Bedroom 3	2.90m (9'6") x 2.70m (8'10")
Bathroom	2.20m (7'3") x 1.70m (5'7")

Gross internal floor area (m²): 64m² | EPC Rating: D

Extras (Included in the sale): Carpets, floor coverings, curtains, blinds, light fixtures and fittings.

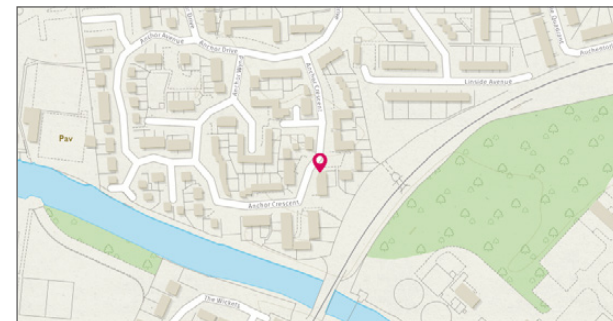


Image credit: <https://www.outlinecurry.co.uk/ompa/>

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