



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.

The property is 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, are only a short distance away by car or public transport.

Occupying a preferred top floor position, within this sandstone building in this popular pocket of 'Paisley', is this spacious, two bedroom flat. As one would expect, room dimensions are generous and the accommodation has been arranged to offer both flexibility and a high degree of individuality and further benefits from being within a short stroll to the University of the West of Scotland.

On entering this property, you walk into a

welcoming reception hallway with a handy storage cupboard, which could be easily converted into a small study zone. Immediately impressive bright and airy lounge, with a feature bay window to the front aspect, flooding the room with natural light and offering tremendous views of the surrounding area. The feature fireplace and the corning are the other key focal points of this room. The kitchen has been fitted to include a good range of floor and wall mounted units with a complimentary oven and hob. There is space for a washing machine and a compact fridge or freezer.

There are two, well-proportioned, double bedrooms, both of which allow the flexibility and space for additional free standing furniture if required. The second bedroom could be used as anything you want it to be, a hobby room, dining room or a permanent bedroom. The four piece bathroom suite with separate shower cubicle completes the accommodation.

The flat also benefits from double glazed windows to the rear aspect, gas central heating and a security door entry system for additional peace of mind and comfort.

Externally, there are communal grounds to the rear. On-street parking is available to the front aspect (Permits available for local residents).



*3/1(Top Left)
8 Townhead
Terrace*



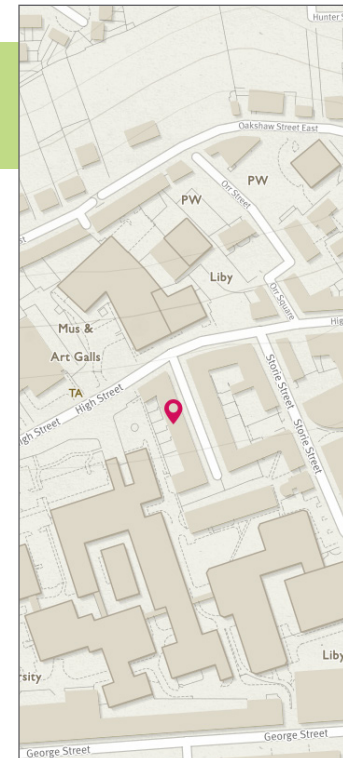
Specifications

Approximate Dimensions
(Taken from the widest point)

Lounge	4.42m (14'6") x 3.70m (12'2")
Kitchen	3.20m (10'6") x 2.30m (7'7")
Bedroom 1	4.00m (13'1") x 3.40m (11'2")
Bedroom 2	4.57m (15') x 2.70m (8'10")
Bathroom	4.00m (13'1") x 2.10m (6'11")

Gross internal floor area (m²) - 68m²

EPC Rating - D




McEwan Fraser Legal
 Solicitors & Estate Agents

Part
Exchange
Available



Text and description
DARREN LEE
 Regional Manager



Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
BRYONY STEWART
 Designer

Tel. 0141 404 5474 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk