





McEwan Fraser Legal

Solicitors & Estate Agents

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THORNLY PARK, PAISLEY, RENFREWSHIRE, PA2 6PY



PAISLEY

A fully modernised, re-decorated & upgraded one bedroom first floor flat in popular location

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, RAH hospital, 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.

BUS LINKS

RAIL LINKS

LOCAL AMENITIES







PAISLEY RIVER BUILDINGS, VIEWS OVER PAISLEY, CRAIGLEA PARK AND CHURCH

NEILSTON ROAD

A wealth of period detailing has been retained, most noticeably cornice work and ceiling roses

McEwan Fraser are proud to present this, very spacious one bedroom flat recently refurbished to a very high standard and presented to the market in truly "walk-in" condition, occupying the preferred first floor position within this handsome blonde sandstone building in this highly popular location and offering pleasant and open views of the surrounding area.

A wealth of period detailing has been retained, most noticeably cornice work and ceiling roses, which will no doubt appeal to the discerning buyer.

The flat has been designed to maximise the natural available light, creating a modern ambience, and has been recently re-decorated, modernised and upgraded, including re-wiring, re-plumbing, gas central heating, new flooring, new doors, new kitchen and new bathroom, all with a fresh contemporary theme.

As one would expect, room dimensions are generous and the accommodation has been arranged to offer both flexibility and a high level of individuality.

On entering this property, you walk into a welcoming hallway with a handy storage cupboard. Immediately impressive lounge with a bay window, flooding the room with natural light and providing pleasant views of the surrounding area and into the distance. This room is further enhanced by the feature cornicing and central ceiling rose. Perfect for entertaining, the open plan kitchen extends into the living space and includes a fantastic range of contemporary floor and wall mounted units with a complimentary worktop, extending into an ingenious breakfast bar. It further benefits from an integrated oven, hob and a stainless steel extractor hood – ensuring the chef is never far away from the party ! There is also space for an integrated washing machine and fridge or freezer.

The master bedroom is a spacious room and benefits from a storage cupboard and has space for additional free standing furniture if required. Views to the rear can be enjoyed from this spot. Access can be gained from here into a dressing room. This could easily be converted (STPP) into an en-suite shower room.

A contemporary three piece bathroom suite, with an overhead shower, completes the accommodation.

The flat also benefits from gas central heating to radiators (new system) and a security entrance system for added comfort and convenience.

Externally, there are well-kept communal grounds to the rear, which incorporates the drying zone. Ample on-street parking is available to the front aspect.













"...Immediately impressive lounge with a bay window, flooding the room with natural light and providing pleasant views of the surrounding area..."











Bedroom & Bathroom





SPECIFICATIONS

Approximate Dimensions
(Taken from the widest point)

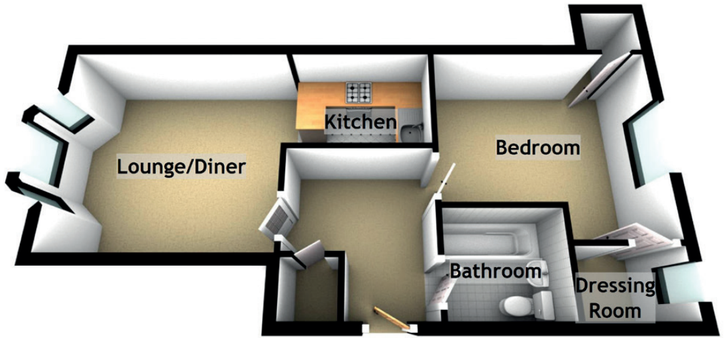
Lounge/Diner	3.70m (12'2") x 3.50m (11'6")
Kitchen	2.40m (7'10") x 1.90m (6'3")
Bedroom	3.70m (12'2") x 3.30m (10'10")
Dressing Room	1.70m (5'7") x 1.10m (3'7")
Bathroom	1.90m (6'3") x 1.70m (5'7")

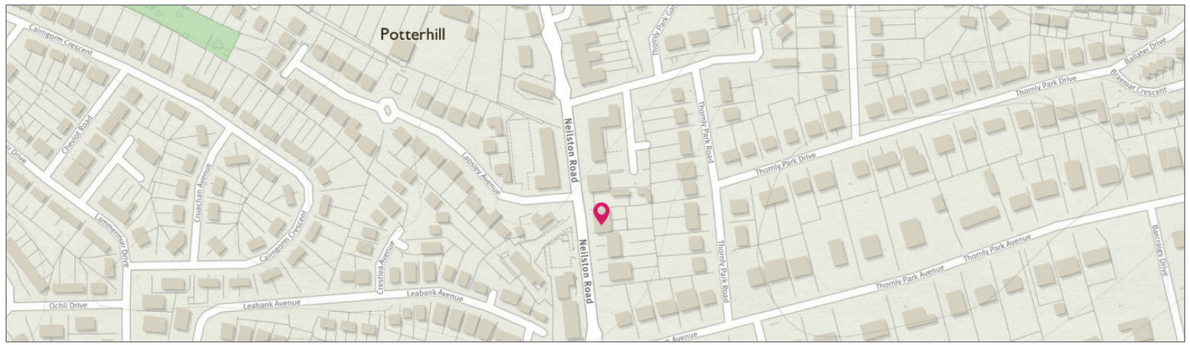
Gross internal floor area (m^2)

44m^2

EPC Rating

D











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Part Exchange Available

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
THE SUNDAY TIMES
THE TIMES



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