





McEwan Fraser Legal

Solicitors & Estate Agents

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0/1 3, McIntyre Place

PAISLEY, RENFREWSHIRE, PA2 6EE

0/1 3, MCINTYRE PLACE

PAISLEY, RENFREWSHIRE, PA2 6EE

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.

Part Exchange available. We are delighted to bring to the market this well maintained one bedroom flat, with a host of features to include a secure entry system, that would be perfect for a wide variety of potential purchasers looking for their ideal home. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

A welcoming entrance hallway allows access to all apartments and sets the tone for the rest of the property. The tastefully decorated lounge is flooded with natural light from the window to the front aspect. The fitted kitchen has a modern range of floor and wall mounted units with a contemporary work-surface, creating a fashionable and efficient workspace. There is the added bonus of integrated appliances and plumbed space for a washing machine and free standing fridge freezer. The bright and airy well-proportioned bedroom is pleasantly located to the rear of the property and also has space for additional free standing furniture if required. A lovely four-piece family bathroom suite completes this impressive accommodation internally.

An added bonus is the large cellar that runs the length of the property, accessed from the rear and is ideal for extra storage.

Externally, there is street parking to the front of the property and communal grounds to the rear. Double glazing and gas central heating have been provided to create a warm yet cost-effective way of living all year round.









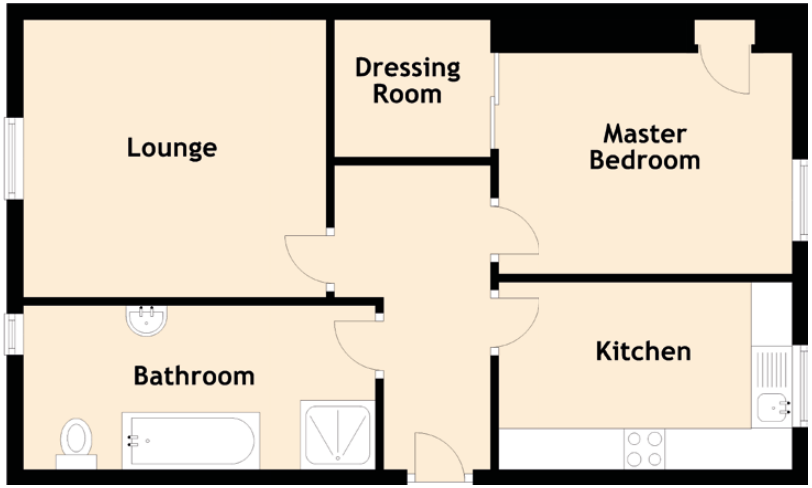






SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge	3.70m (12'2") x 3.40m (11'2")
Kitchen	3.60m (11'10") x 2.20m (7'3")
Master Bedroom	3.60m (11'10") x 2.50m (8'2")
Dressing Room	1.90m (6'3") x 1.80m (5'11")
Bathroom	4.30m (14'1") x 2.00m (6'7")

Gross internal floor area (m2): 49m² | **EPC Rating:** C

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

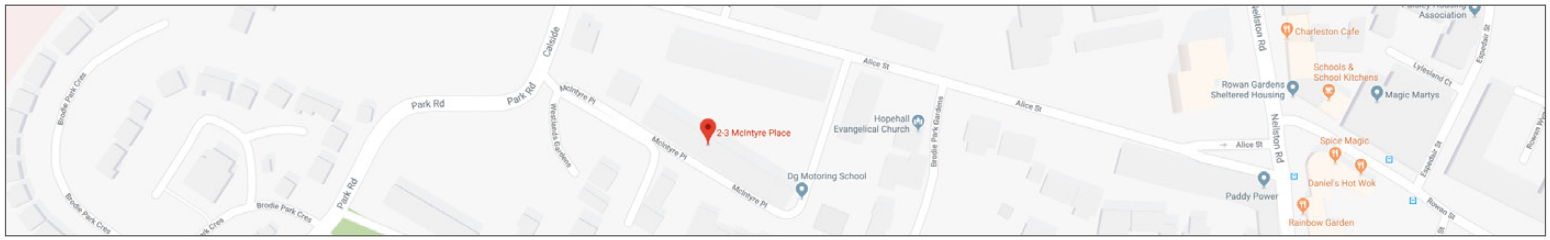


Image credit: https://www.google.co.uk/maps

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Part Exchange Available

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