




McEwan Fraser Legal
Solicitors & Estate Agents
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3/1, 16 Argyle Street

PAISLEY, PA1 2EX

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“ ... **A BUSY, VIBRANT TOWN
SITUATED ON THE BANKS OF THE
RIVER CART IN RENFREWSHIRE** ... ”

Argyle Street 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 very well situated for accessing the town centre as well as primary and secondary schools, with The University of the West of Scotland less than a 5-minute walk away. The Royal Alexandra Hospital is easily accessed via local public transport links which include 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.



3/1, 16 ARGYLE STREET

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Part Exchange Available. Occupying a preferred top floor position within this traditional building, in the popular location of Paisley, is this four bedroom top floor flat - presented to the market in good condition throughout.

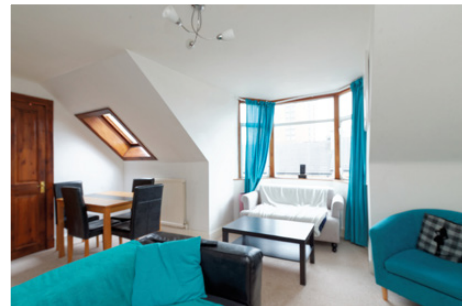
The spacious apartments will no doubt appeal to the discerning buyer and will be ideal for first-time buyers, those looking to relocate or students.

The flat has been designed to maximise the natural available light to create a modern ambience and has been decorated throughout with a neutral 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, which provides access to all rooms. The impressive lounge with feature bay window, flooding the room with natural light and provides an interesting view over the bowling green. This is the perfect room in which to unwind after a hard day. The kitchen/dining area includes a good range of contemporary floor and wall mounted units with a complimentary worktop. The four well-proportioned bright and airy bedrooms have a range of furniture configurations and space for additional free standing furniture if required. A contemporary bathroom suite and a useful WC complete the impressive accommodation internally.

The flat also benefits from gas central heating to radiators and double glazing to create a warm, yet cost-effective way of living all year round.

Externally, there are communal grounds, which incorporate a drying zone.





SPECIFICATIONS

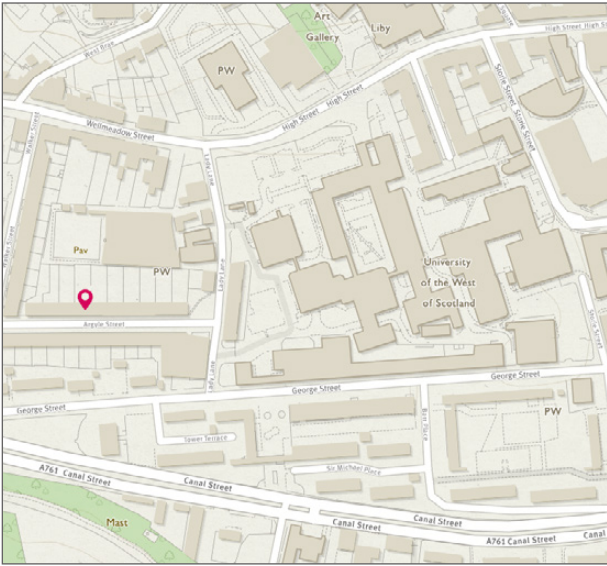
FLOOR PLAN, DIMENSIONS & MAP

Approximate Dimensions (Taken from the widest point)

Lounge	5.10m (16'9") x 4.30m (14'1")
Kitchen	4.50m (14'9") x 3.80m (12'6")
Bedroom 1	3.80m (12'6") x 3.20m (10'6")
Bedroom 2	4.50m (14'9") x 3.50m (11'6")
Bedroom 3	2.80m (9'2") x 2.40m (7'10")
Bedroom 4	3.40m (11'2") x 3.30m (10'10")
Bathroom	2.30m (7'7") x 2.10m (6'11")
Store	2.20m (7'3") x 1.30m (4'3")
Store	2.27m (7'5") x 1.10m (3'7")

Gross internal floor area (m²): 100m² | EPC Rating: D

Extras (Included in the sale): Select furniture if desired, carpets and floor coverings, light fixtures and fittings, curtains and blinds.





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Part
Exchange
Available

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Text and description
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Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
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Designer