

Two double bed maisonette is true walk-in condition

With floored and heated attic space

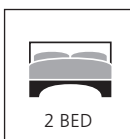


64B Mossvale Street

Paisley, Renfrewshire, PA3 2LR



Scan Here!



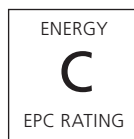
2 BED



1 BATH



ON STREET



ENERGY

EPC RATING



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, local public transport links, (including Paisley Gilmour Street railway and bus station), as well as access to the M8 motorway, (only seven miles to Glasgow), and Glasgow International Airport. Also nearby, are the Paisley Arts Centre, Paisley Art Gallery and Museum, and many local sports facilities; such as the swimming pool at the Lagoon Leisure Centre.

Shopping at Braehead Retail Park and sports pursuits (such as climbing and skiing at "X-scape"), are only a short-distance away by car or public transport. Phoenix Retail Park, situated in Linwood, is located approximately four-miles from the property and is located in an accessible, highly visible and prominent position immediately adjacent to the A761 Linwood Road.



64B Mossvale Street

PAISLEY | RENFREWSHIRE

"...SUPERB ACCOMMODATION OVER TWO FLOORS AND HAS BEEN EXCEPTIONALLY WELL MAINTAINED..."

Part exchange available! McEwan Fraser is delighted to bring this superb maisonette to the sales market. The property boasts superb accommodation over two floors and has been exceptionally well maintained by the current owner meaning it is in true walk-in condition. The property boasts gas central heating and double glazing throughout. Externally, recent rough casting means the property looks as good from the outside as it does on the inside. An ideal first time buy or 'canny' buy to let investment.

Internally, you are greeted by a

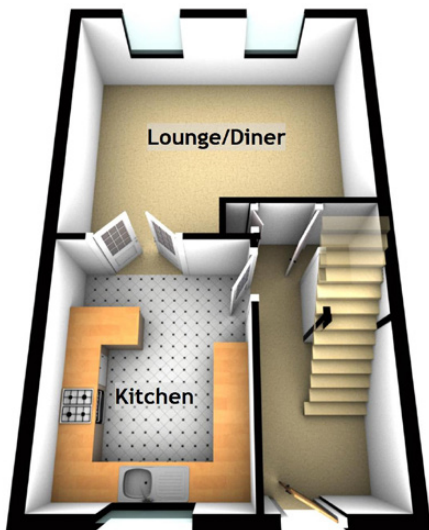
wide welcoming hallway which provides access to the kitchen on the left and stairs to the first floor on the right. The kitchen itself is joy to behold. Finished in a summer yellow, the room is flooded with natural light and has real warmth. There is a range of base and wall mounted units alongside a breakfast bar which provide a huge amount of prep and storage space. Hob and oven are integrated while there is space for a free standing fridge, freezer, washing machine and tumble dryer. Double doors from the kitchen lead to a large L-shaped reception room. There

is plenty of space for a couple of sofas and dining table making this an extremely flexible space.

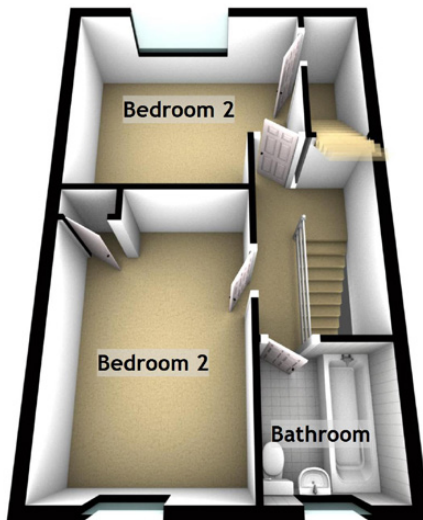
Climbing the stairs, you find two generous double bedrooms which can both accommodate a range of free standing furniture. A small storage cupboard in bedroom two contains a ladder providing access to the floored loft. This space also has heating and provides superb additional storage. Internal accommodation is completed by a modern fully-tiled bathroom complete with three piece suite and shower over bath. A real must see!



Ground Floor



First Floor



Second Floor



APPROXIMATE DIMENSIONS

(Taken from the widest point)

Lounge/Diner	4.70m (15'5") x 4.00m (13'1")
Kitchen	3.60m (11'10") x 2.80m (9'2")
Bedroom 1	3.70m (12'2") x 3.20m (10'6")
Bedroom 2	4.40m (14'5") x 2.80m (9'2")
Attic Space	4.30m (14'1") x 3.10m (10'2")
Bathroom	2.00m (6'7") x 1.80m (5'11")

GROSS INTERNAL FLOOR AREA (M²)

72

EXTRAS

(Included in the sale)

All fitted floors, blinds, fridge and freezer will stay.



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Part Exchange

If you are interested in this property and have a property to sell, please complete our online form to receive a Part Exchange value on your own property.

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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