

Tastefully decorated one bedroom ground floor flat within a 'C' listed building

With a host of attractions and amenities on its doorstep

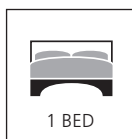


Flat 3/11 Forbes Place

Paisley, PA1 1UT



Scan Here!



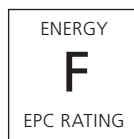
1 BED



1 BATH



LOCAL
AMENITIES



ENERGY

F

EPC RATING



Flat 3/11 Forbes Place

PAISLEY, PA1 1UT

Flat 3 11 Forbes Place is ideally situated within a popular pocket of Paisley and is very well situated for accessing the town centre, Royal Alexandra Hospital, the University of the West of Scotland, local public transport links including Paisley Gilmour Street railway and bus station. Also, nearby is the Paisley Arts Centre, Paisley Art Gallery and Museum and many local sports facilities, including swimming at the Lagoon Leisure Centre. Shopping at Braehead and sports pursuits, such as climbing and skiing at Soar is a 13 minute drive away. It is also close to all amenities and road links; 7 minute drive to the M8 and 10 minutes to Glasgow International Airport.

Paisley itself 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.

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 purchaser(s) 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.

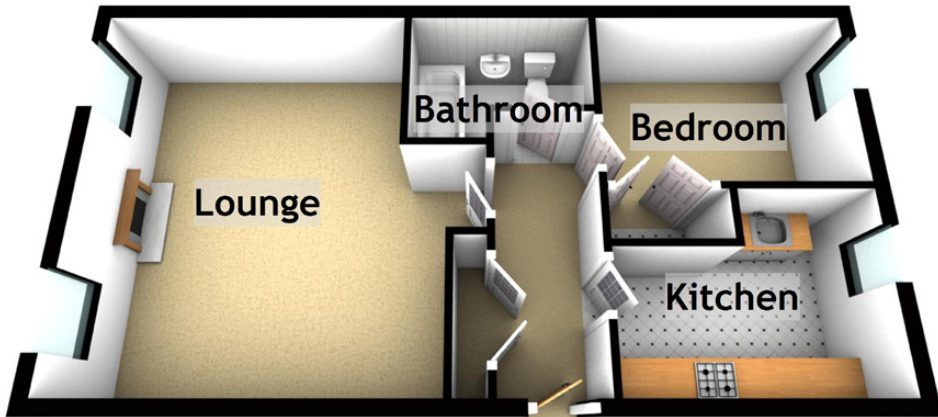
A welcoming entrance hallway allows access to all apartments and sets the tone for the rest of the property. The tastefully decorated lounge is flooded with natural light from the windows to the front aspect with a range of furniture configurations and space for a table and chairs by the window - the perfect spot to grab a quick coffee and a read at the paper before a hard day at work. The fitted kitchen has a modern range of floor and wall mounted units with a contemporary work-surface. 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 three piece family bathroom suite completes this impressive accommodation internally.

Externally, there is street parking to the front of the property and well maintained communal grounds to the rear. Partial double glazing and electric heating have been provided throughout to create a warm yet cost effective way of living all year round.



“...The tastefully decorated lounge is flooded with natural light from the windows to the front aspect with a range of furniture configurations and space for a table and chairs by the window...”





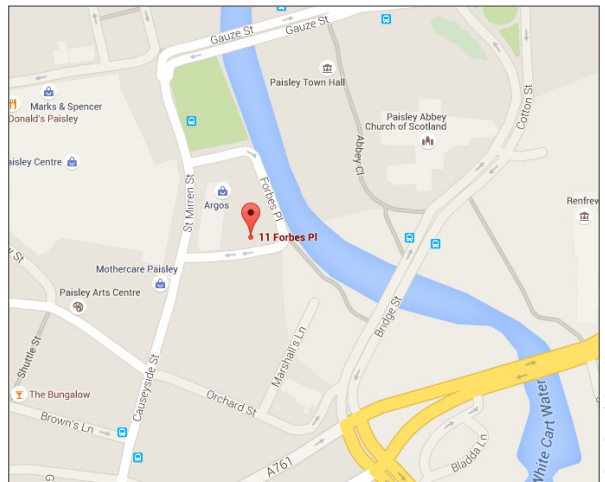
Approximate Dimensions
(Taken from the widest point)

Kitchen	3.30m (10'10") x 2.50m (8'2")
Lounge	4.80m (15'9") x 4.60m (15'1")
Bedroom	3.30m (10'10") x 2.40m (7'10")
Bathroom	2.40m (7'10") x 1.80m (5'11")

Gross internal floor area (m²) - 45

Extras
(Included in the sale)

Carpets & floor coverings, light fixtures & fittings, curtains & blinds



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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.



Text and description
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Surveyor



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