



FLAT 1/2, 12 OSPREY CRESCENT

1/2 12 Osprey Crescent 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 is the Paisley Arts Centre, Paisley Art Gallery and Museum and many local sports facilities, including swimming at the Lagoon Leisure Centre. Shopping at Intu Braehead and sports pursuits, such as climbing and ski-ing at Soar, are only a short distance away by car or public transport.

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.

Part Exchange available. We are delighted to bring to the market this fabulous first floor, two bedroom modern flat situated within this ever popular locale. It is ideal for the younger market but will also appeal to professionals who want to retain an easy to manage home within striking distance of the main commercial centres. The

flat has been well designed to maximise the natural available light and create a modern ambience. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality.

The flat has a host of features which include; Secure entry and a welcoming communal hallway. The lounge is flooded with natural light from the front facing window, which also offers a pleasant outlook. The modern fitted kitchen maximises workspace and storage, without sacrificing on style - It has a quality range of modern floor and wall mounted units and a contrasting worksurface. It comes complete with integrated appliances and plumbed space for a washing machine and free standing fridge freezer. The two well proportioned, bright and airy bedrooms are further enhanced with built in wardrobes - creating excellent storage space. A further advantage is the space provided for a range of furniture configurations and additional free standing furniture if required. The master bedroom is further complimented with a stunning shower-ensuite. A modern, fully tiled family bathroom suite, completes the impressive accommodation internally. The flat has allocated parking and a well maintained communal garden.

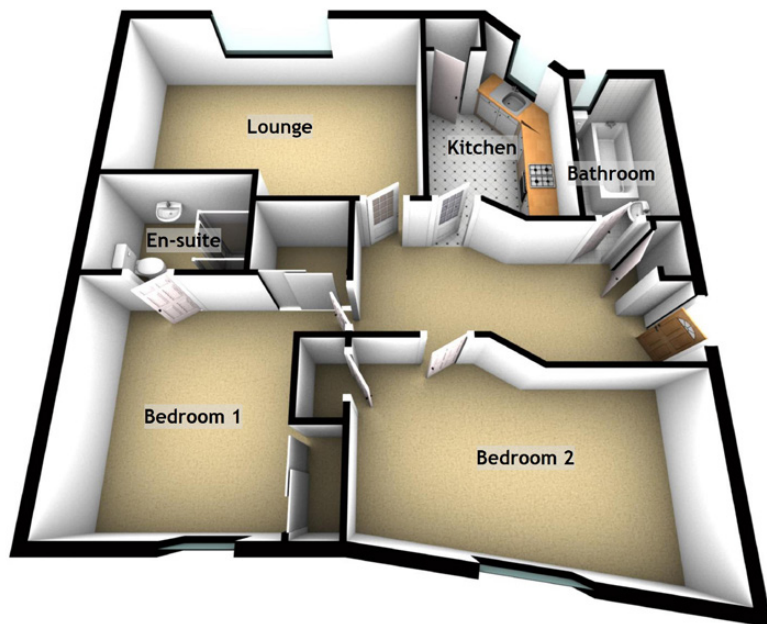


BEDROOM 1



BEDROOM 2





Approximate Dimensions
(Taken from the widest point)

Lounge	5.30m (17'5") x 3.70m (12'2")
Kitchen	2.70m (8'10") x 2.60m (8'6")
Bedroom 1	4.10m (13'5") x 3.80m (12'6")
En-suite	2.50m (8'2") x 1.70m (5'7")
Bedroom 2	5.19m (17') x 2.80m (9'2")
Bathroom	2.70m (8'10") x 1.50m (4'11")

Gross internal floor area (m²) - 70m²

EPC Rating - C

Extras

(Included in the sale)

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

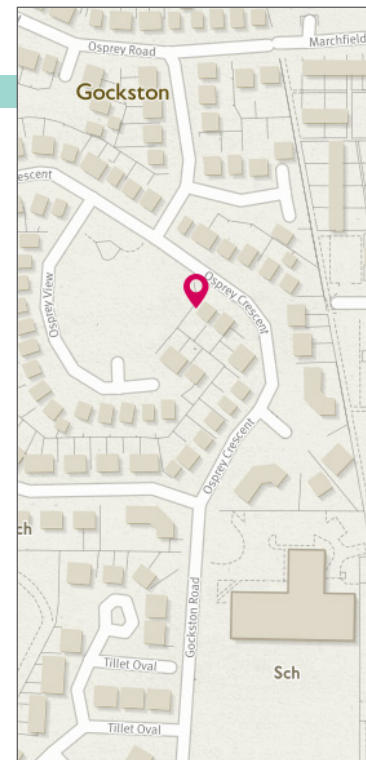


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Part
Exchange
Available



Text and description
DIANE KERR
Surveyor



Professional photography
GARY CORKELL
Photographer



Layout graphics and design
CATHERINE ANDERSON
Designer

Tel. 0141 404 5474 www.mcewanfraserlegal.co.uk info@mcewanfraserlegal.co.uk