




McEwan Fraser Legal
Solicitors & Estate Agents
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52 MCLEAN PLACE

PAISLEY, RENFREWSHIRE, PA3 2DG

The property is ideally positioned with a range of amenities close by and is very well situated for accessing the town centre, primary and secondary schools, Royal Alexandra Hospital, the University of the West of Scotland and local public transport links including railway links and bus station. It sits close to the extensive Pheonix Retail Park which includes Asda, Argos superstore, Showcase Cinema and a number of places to eat out. A three minute drive takes you to the M8 motorway which provides road links to destinations further afield and seven 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.

The property is very well situated for accessing the town centre, primary and secondary schools, Royal Alexandra Hospital, the University of the West of Scotland, local public transport links including railway links 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 Retail Park and sports pursuits, such as climbing and ski-ing at 'Intu' Braehead is a 12 minute drive away.

Part-Exchange available. McEwan Fraser Legal are delighted to present this excellent two bedroom flat to the residential sales market. The property is presented to the market chain free and has been sensibly designed to capture a huge amount of natural light. Alongside neutral décor, the property is spacious and welcoming making this

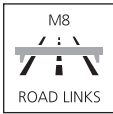
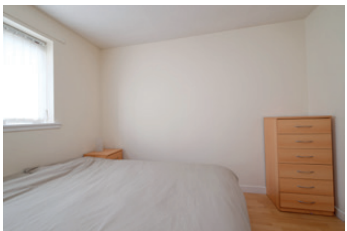
a great first time buy or rental investment. The property benefits from double glazing and will include fridge freezer, integrated hob and oven, washing machine as well as all curtains, blinds and fitted floor coverings.

Internal accommodation comprises of a welcoming hallway with storage cupboard, reception room with bay window and plenty of space for sofas and dining table, generous kitchen with heaps of storage and work surface space, two double bedrooms with built-in wardrobes and contemporary bathroom with shower over bath.

This flat is a great prospect for any first time buyer that wants to make their own mark on a property and should be viewed to be fully appreciated.

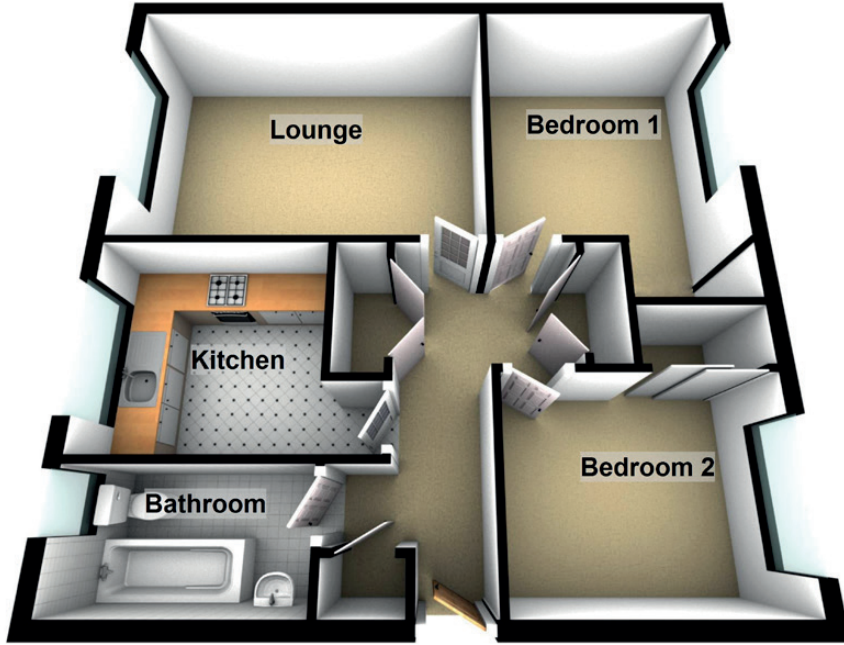


52 McLean Place



“...It sits close to the extensive Pheonix Retail Park which includes Asda, Argos superstore, Showcase Cinema and a number of places to eat out...”





Property Specifications

Approximate Dimensions
(Taken from the widest point)

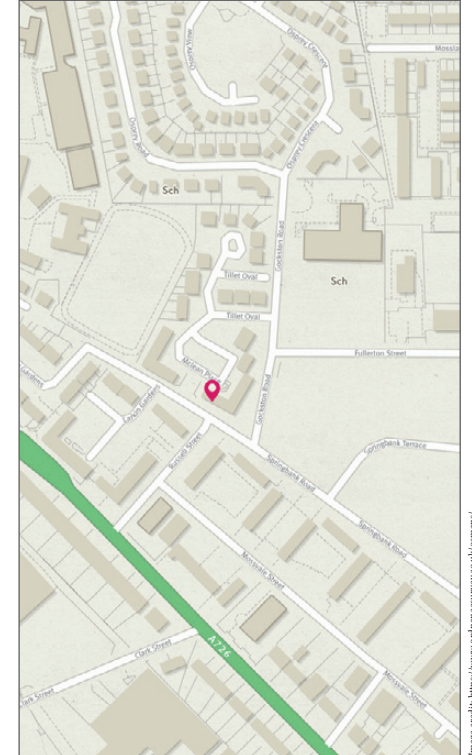
Lounge	4.60m (15'1") x 3.40m (11'2")
Kitchen	2.70m (8'10") x 2.50m (8'2")
Bedroom 1	3.40m (11'2") x 3.10m (10'2")
Bedroom 2	3.10m (10'2") x 2.60m (8'6")
Bathroom	2.70m (8'10") x 1.50m (4'11")

Gross internal floor area (m²) - 59m²

EPC Rating - D

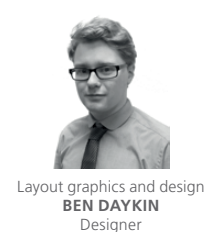
Extras
(Included in the sale)

Fridge freezer, an integrated hob with oven
and a washing machine




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Part
Exchange
Available



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