





0/1, 69 BRUCE ROAD

PAISLEY, RENFREWSHIRE, PA3 4SQ

A SPACIOUS GROUND FLOOR TWO BEDROOM FLAT - THE PERFECT STARTER HOME WITH A GARDEN SPACE

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 will find Paisley has a great mix of history and modern facilities.

Railway Station, Paisley Gilmour Street railway and bus station, as well as access to the M8 motorway (seven miles to Glasgow) and Glasgow International Airport (two miles).

Bruce Road is very well situated for accessing the town centre. There are a variety of educational facilities such as primary, secondary schools, and the University of the West of Scotland. There are local public transport links including, St. James

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 facilities, such as climbing and skiing at Soar are only a short distance away by car or public transport.

Part Exchange available. McEwan Fraser Legal are delighted to bring to the market this great ground floor two bedroom flat situated in a popular location. It is ideal for the younger market, or professionals who want to retain an easy to manage home within striking distance of the main commercial centres or those simply looking to downsize. The flat has been well designed to maximize the natural available light and create a modern ambience. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality.

range of furniture configurations and space for additional free standing furniture if required.

The shower room completes the accommodation internally. Externally there are communal grounds to the rear of the property.

Double glazing and gas central heating has been provided to create a warm, yet cost-effective way of living all year round.

Whilst the property is currently offered with the kitchen and shower room in a perfectly functional condition at present we envisage any purchaser may want to take the property to another level and create a stunning flat with the simple addition of a newly fitted kitchen and a new shower room, with both of these improvements completed this apartment would instantly grow in value and at the same time produce a stunning home for any purchaser. Early viewing is advised for any young couple or investor looking for a great value for money place to call home.

The two well proportioned, bright bedrooms have space for a

“...THE FLAT HAS BEEN WELL DESIGNED TO MAXIMIZE THE NATURAL AVAILABLE LIGHT AND CREATE A MODERN AMBIENCE...”



PROPERTY SPECIFICATIONS

Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 3.80m (12'6")
Kitchen	2.70m (8'10") x 2.50m (8'2")
Master Bedroom	3.78m (12'5") x 3.00m (9'10")
Bedroom 2	3.70m (12'2") x 2.60m (8'6")
Shower Room	2.50m (8'2") x 1.80m (5'11")

Gross internal floor area (m²)

56m²

EPC Rating

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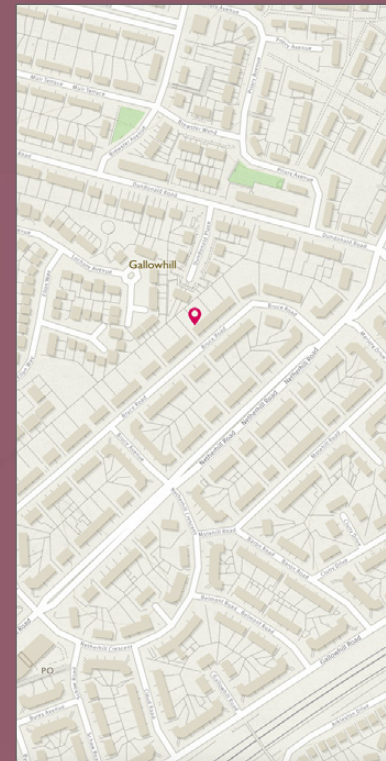
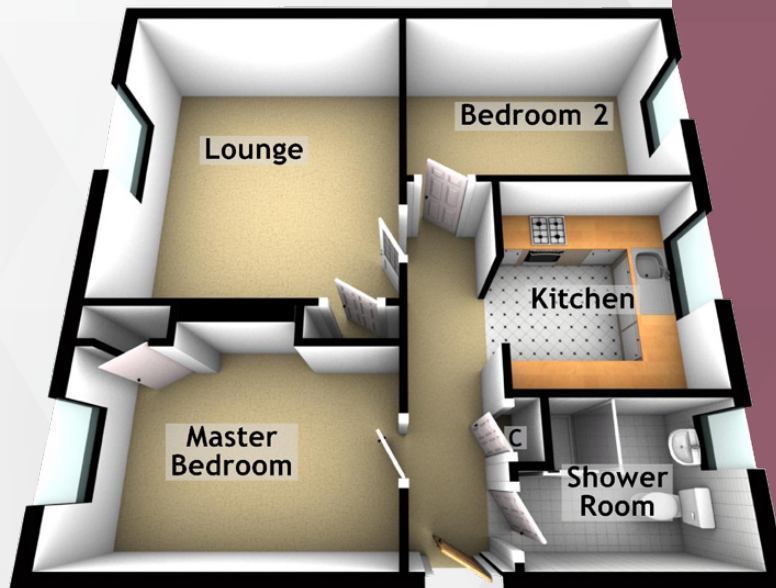


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Part
Exchange
Available

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