




McEwan Fraser Legal
Solicitors & Estate Agents
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PAISLEY, RENFREWSHIRE, PA1 2SR

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.

The property is very well situated for accessing the town centre, primary/secondary schooling, the University of the West of Scotland and the RAH Hospital. Local public transport links include 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 and ice-skating at the Lagoon Leisure Centre. Shopping at Intu Braehead and sports pursuits, such as climbing and skiing at Soar (formerly X-scape), are only a short distance away by car or public transport.

2/1, 32
JOHN NEILSON AVENUE
PAISLEY, RENFREWSHIRE



VIEWS OF PAISLEY CITY CENTRE, GILMOUR STREET STATION, UNIVERSITY OF WEST SCOTLAND & FOUNTAIN PARK



PROPERTY EXTERIOR AND PROPERTY HALLWAY

McEwan Fraser Legal are delighted to bring to the market this fabulous second 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.

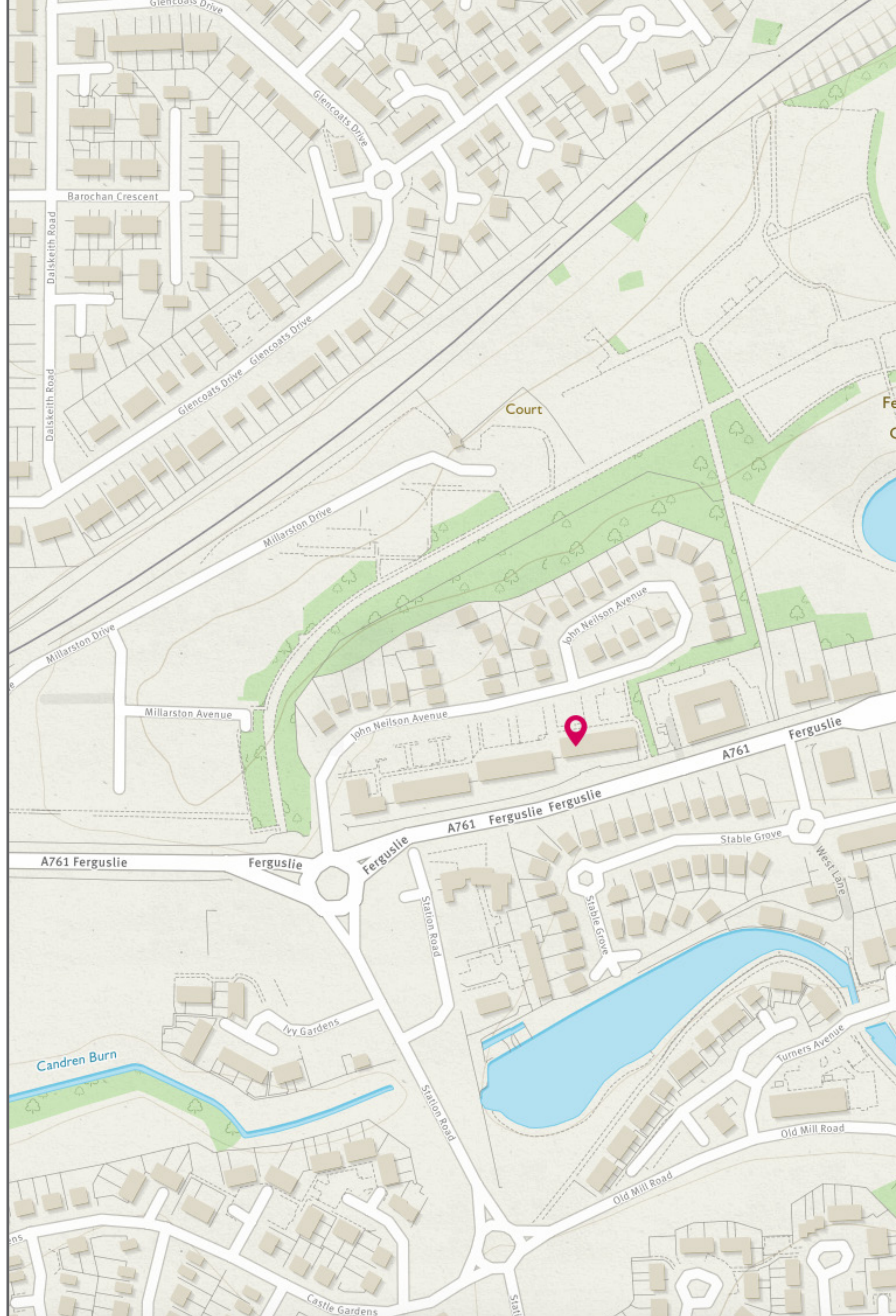
The flat has been well designed to maximise the natural available light and create a modern ambience. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality.

The flat has a host of features which include, secure entry and a welcoming communal hallway. The impressive formal lounge is flooded with natural light from the front facing window, which also offers

a pleasant outlook. An added bonus is the space provided in this area for a table and chairs. It is easy to imagine the evenings of fine dining this room can play host to. The fitted kitchen features efficient workspace and storage, without sacrificing on style. It has a good range of floor and wall mounted units and a contrasting work surface. 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. One of the bedrooms is further complimented with a shower ensuite. A family bathroom suite completes the impressive accommodation internally. The flat has allocated parking and well maintained communal grounds.





PROPERTY SPECIFICATIONS

LOCATION/FLOOR PLAN/DIMENSIONS



Approximate Dimensions
(Taken from the widest point)

Lounge	5.06m (16'7") x 4.37m (14'4")
Kitchen	3.67m (12') x 2.11m (6'11")
Bedroom 1	3.06m (10') x 3.00m (9'10")
En-suite	2.59m (8'6") x 1.23m (4')
Bedroom 2	3.67m (12') x 2.68m (8'10")
Bathroom	1.82m (6') x 1.67m (5'6")

Gross internal floor area (m²)

74m²

EPC Rating

C

Extras
(Included in the sale)

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

Image credit: <https://www.ordnancesurvey.co.uk/osmaps/>





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