





McEwan Fraser Legal

Solicitors & Estate Agents

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69 Crags Avenue

Paisley, Renfrewshire, PA2 6SG









69 Crags Avenue













69 Crags Avenue is situated within the ever popular Lochfield area of Paisley. There are a variety of local amenities within easy reach on nearby Neilston Road, including Morrisons and the new Aldi store. Braehead Shopping Centre and Silverburn are also within reach.

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, 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. There are many local sports facilities, including swimming and ice-skating at the Lagoon Leisure Centre.

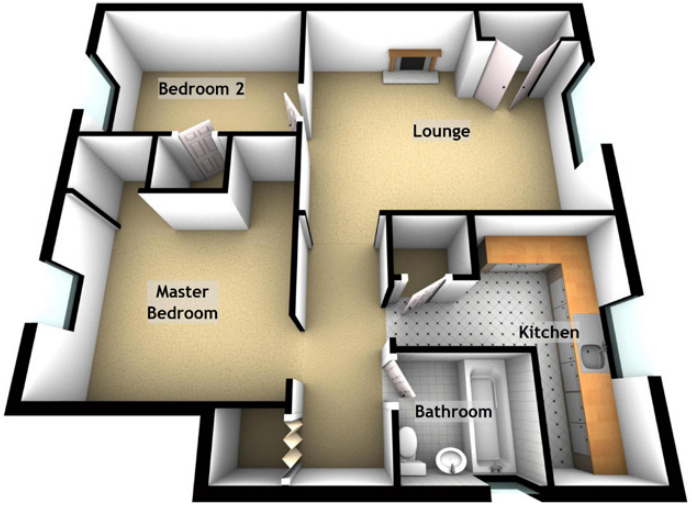
Part Exchange available. We are delighted to present to the market this lower cottage apartment with an open plan feel, situated in a popular pocket of Paisley, more commonly known as 'Lochfield'. The property offers spacious and light filled accommodation all on one level.

A main door entrance leads into a welcoming hallway, thereafter access to all apartments. A bright and airy lounge is flooded with natural light from the front facing bay window with a feature electric fire and surround as its focal point. There is space within this zone for a table and chairs - the perfect spot to entertain friends and family or grab a quick coffee before a hard day at work. The kitchen has been fitted to include a range of floor and wall mounted units with a contemporary worksurface - creating a fashionable and efficient workspace. There is additional space for a free standing fridge/ freezer, cooker and washing machine.

The apartment offers two good sized bedrooms - both of which have a range of furniture configurations and space for additional free standing furniture if required. A three piece family bathroom suite completes the impressive accommodation internally.

Externally the property benefits from well maintained gardens. To the rear of the property there is a private garden which is a real suntrap in summer months and is the perfect place to unwind after a hard day. Gas central heating and double glazing has been provided throughout to create a warm, yet cost effective way of living all year round.

Specifications



Approximate Dimensions
(Taken from the widest point)

Lounge	4.60m (15'1") x 4.00m (13'2")
Kitchen	3.48m (11'5") x 2.14m (7')
Master Bedroom	3.80m (12'6") x 3.73m (12'3")
Bedroom 2	3.80m (12'6") x 2.70m (8'10")
Bathroom	1.78m (5'10") x 1.63m (5'4")

Gross internal floor area (m^2) - $61m^2$

EPC Rating - C

Extras
(Included in the sale)

Carpet in master bedroom and floor coverings, light fixtures and fittings and curtains.

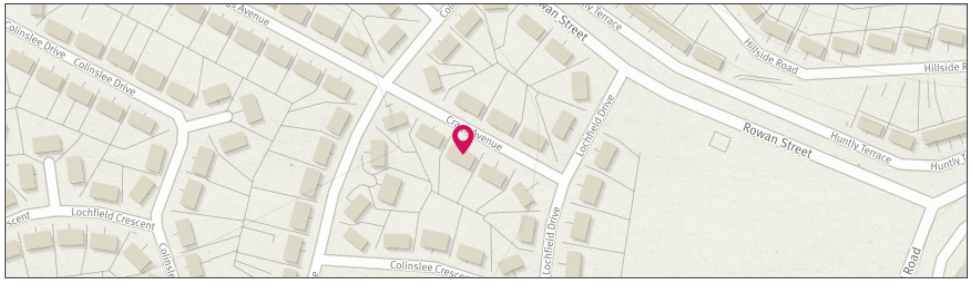


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Part Exchange Available

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
IN ASSOCIATION WITH
THE SUNDAY TIMES
THE TIMES



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