



ELLE MARIE PROPERTY

78 POLSONS CRESCENT, PAISLEY, PA2 6AX



PROPERTY ADDRESS: 78 POLSONS CRESCENT, PAISLEY, PA2 6AX

ELLE MARIE PROPERTY is pleased to present this seldom available 1 bedroom first floor flat located in desirable Polsons Crescent, Paisley. Presented to the market in good condition throughout with generous lounge and bay fronted window, recently upgraded modern kitchen, generous bedroom, bathroom, good storage and well-maintained common stairwell in a modern well-established development, early viewing is advised. In more detail, the property comprises:

ENTRANCE HALL

Entering the property through via the common stairwell, which is well-cared for, the entrance hall is bright and welcoming.

LOUNGE

The lounge is generous in size with good space for lounge furniture and furnishings. The bay fronted window compliments the lounge and allows good natural light. The wall décor is neutral, and the flooring is laminate.

KITCHEN

The kitchen has been upgraded to a high standard comprising a range of modern wall and floor units with electric oven, induction hob and modern extractor fan. There is good space for freestanding appliances. The flooring is laminate, and the wall décor is neutral with modern partial wall tiling.

BEDROOM 1

The bedroom is generous in size with laminate flooring and neutral wall décor. There is good space for bedroom furniture and furnishings. The bedroom benefits from built-in mirrored wardrobe.

BATHROOM

The bathroom comprises bath with electric wall mounted shower. The walls and floors are fully tiled. Whilst the bathroom could benefit from modernisation, the bathroom has been well cared for.

EXTERNAL

Externally, the property enjoys a central location in a well-established, modern, quiet residential pocket of Paisley. Easy access to Paisley town centre, RAH, Phoenix Retail Park, A737 and within walking distance to an array of shops, cafes, bars and restaurants. Bus and rail links are also within walking distance, local schooling, sports and leisure facilities not to mention historic tourist attractions.

EPC Rating: C

Dimensions:

Lounge: 9'8"x19'52"

Kitchen: 6'4"x8'9"

Bedroom: 12'8"x8'10"

Bathroom: 6'4"x6'6"

Store: 6'4"x 2'1"















Viewing: by appointment only
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