



ELLE MARIE PROPERTY

**FLAT 2/2, 27 WEIGHHOUSE CLOSE, PAISLEY,
PA1 1AG**



PROPERTY ADDRESS: FLAT 2/2, 27 WEIGHHOUSE CLOSE, PAISLEY, PA1 1AG

ELLE MARIE PROPERTY is pleased to present to the market, this bright and spacious two-bedroom second floor flat, set within a charming, beautifully restored in 2007, red sandstone Grade 2 listed building, in the heart of Paisley Town Centre. The property benefits from well-maintained common courtyard and stairwell, lounge with neutral décor and kitchen off lounge, 2 generous bedrooms, bathroom and en-suite. Ideally placed for easy access to an array of shops, bars and restaurants, the flat is within walking distance to Paisley University and trains stations. In more detail, the property comprises:

ENTRANCE HALL

The entrance hall is a great first impression to the property with neutral carpet and wall décor. There is a couple of small steps in the entrance hall.

LOUNGE

The lounge is a good size with neutral décor and carpet. There is ample space for lounge furniture and furnishings and space for a breakfasting table and chairs. The lounge benefits from dual aspect with window to front and side.

KITCHEN

The kitchen is traditional with a range of wall and floor units. There is a built-in electric oven, hob and stainless-steel extractor chimney. There is ample space for freestanding appliances. The wall décor is neutral with partial wall tiling, and the flooring is vinyl. Integrated appliances include slimline dishwasher.

BEDROOM 1

Bedroom 1 is generous in size with neutral wall décor and carpet. There is good space for bedroom furniture and furnishings. Bedroom 1 benefits from en-suite.

BEDROOM 2

Bedroom 2 is generous in size with neutral wall décor and carpet. There is good space for bedroom furniture and furnishings.

BATHROOM

The bathroom is in good condition and comprises bath with thermostatic chrome wall mounted shower, WC and wash-hand basin. The wall décor is neutral with neutral bath and shower wall tiling, and the flooring is vinyl.

EN-SUITE

The en-suite is generous in size and located in bedroom 1 comprising walk-in shower unit with wall mounted electric shower, WC and wash-hand basin. The wall décor is neutral with feature wall, and the flooring is vinyl.

EXTERNAL

Externally, the property benefits from very well-maintained common courtyard with secure gate and secure door entry. The common stairwell is in very good order. Parking permit is available.

ADDITIONAL INFO

The property benefits from attic space for storage.

EPC Rating: C

Dimensions:

Lounge: 16'3"x13'4"

Kitchen: 6'4"x9'4"

Bedroom 1: 9'4"x11'7"

Bedroom 2: 9'5"x9'9"

Bathroom: 5'9"x7'1"

En-Suite: 7'x7'2" into shower























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Viewing: by appointment only

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