



## FLAT 11, 15 FORBES PLACE, PAISLEY. PA1 1UT.

THIS CONVERTED TWO BEDROOM ATTIC FLAT IS SITUATED IN A REFURBISHED GRADE 'B' LISTED BUILDING BEING OF ARCHITECTURAL AND HISTORIC INTEREST AND CONTAINED WITHIN THE PAISLEY TOWN CENTRE CONSERVATION AREA. CLOSE TO ALL LOCAL AMENITIES AND TRANSPORT LINKS. THE FLAT ITSELF IS IN GOOD ORDER INTERNALLY WITH BRIGHT, FRESH DECOR AND PRESENTING STUNNING VIEWS OVER THE HISTORICAL PAISLEY ABBEY. FURTHER BENEFITS INCLUDE SECURITY ENTRY SYSTEM. COMMUNAL REAR GARDEN. ON STREET PARKING / POSSIBLE PARKING PERMIT. FRESHLY DECORATED THROUGHOUT. IDEAL FIRST TIME PURCHASE OR BUY TO LET.



- 2 BEDROOM ATTIC FLAT
- CONSERVATION AREA
- TOWN CENTRE LOCATION
- DOUBLE GLAZING
- GRADE 'B' LISTED BUILDING
- SECURE DOOR ENTRY
- ON STREET PARKING / POSSIBLE PERMIT
- COMMUNAL REAR AREA

**OFFERS IN THE REGION OF £75,000**

# FLAT 11, 15 FORBES PLACE, PAISLEY. PA1 1UT.

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### ENTRANCE HALL

ENTRANCE HALL GIVES ACCESS TO ALL ROOMS. FRESHLY DECORATED. STORAGE CUPBOARD HOUSING METERS. OAK EFFECT LAMINATE FLOORING.

### LOUNGE 17' 3" x 14' 4" (5.26M x 4.37M)

SPACIOUS LOUNGE WITH VELUX WINDOWS FACING BOTH OVER THE ABBEY AND TOWARDS THE TOWN CENTRE. AMPLE SPACE FOR DINING TABLE AND CHAIRS. FRESH DECOR. OAK EFFECT LAMINATE FLOORING.

### KITCHEN 9' 10" x 8' 2" (2.99M x 2.49M)

FITTED KITCHEN WITH AMPLE STORAGE UNITS, BUTCHER BLOCK WORK SURFACE AND SPLASHBACK. ELECTRIC FAN OVEN AND HOB. UNDERCOUNTER FRIDGE AND FREEZER. WASHING MACHINE. VELUX WINDOW.

### BEDROOM 1 18' 2" x 8' 4" (5.53M x 2.53M)

GOOD SIZE DOUBLE BEDROOM FRESHLY DECORATED. MIRRORED SLIDING DOOR STORAGE CUPBOARD / WARDROBE. VELUX WINDOW. OAK EFFECT LAMINATE FLOORING.

### BEDROOM 2 11' 7" x 10' 2" (3.52M x 3.11M)

BEDROOM 2 AGAIN GOOD SIZE WITH FRESH DECOR AND VELUX WINDOW.

### SHOWER ROOM 7' 6" x 6' 6" (2.29M x 1.99M)

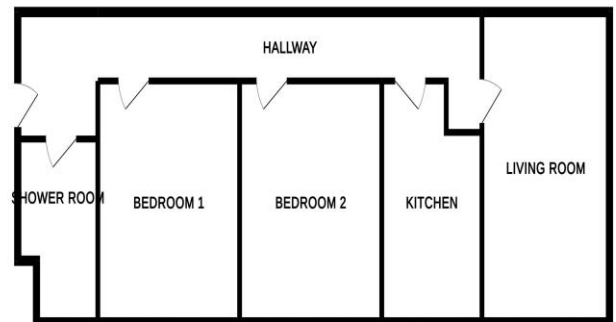
TWO PIECE GREY SUITE AND STANDALONE SHOWER CUBICLE WITH ELECTRIC SHOWER. WALL TILING TO HALF HEIGHT. SMALL STORAGE CUPBOARD.

### VIEWS OVER PAISLEY ABBEY

BEAUTIFUL VIEWS OF PAISLEY ABBEY AND GROUNDS.



GROUND FLOOR



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