



2/2, 5 SIR MICHAEL PLACE, PAISLEY. PA1 2HR.

THIS TWO BEDROOM SECOND FLOOR FLAT IS SITUATED CLOSE TO THE TOWN CENTRE, LOCAL AMENITIES AND TRANSPORT LINKS. THE PROPERTY IS IN GOOD ORDER AND HAS TWO GOOD SIZE BEDROOMS, FAMILY BATHROOM, LOUNGE WITH PATIO DOORS TO PRIVATE BALCONY AND KITCHEN. GAS CENTRAL HEATING AND DOUBLE GLAZING. AMPLE RESIDENTS' PARKING. LOCAL PRIMARY AND SECONDARY SCHOOLS WITHIN WALKING DISTANCE. THE M8 MOTORWAY NETWORK IS ALSO CLOSE BY LEADING TO GLASGOW INTERNATIONAL AIRPORT, AS WELL AS OTHER NEARBY LOCATIONS. VIEWING IS HIGHLY RECOMMENDED.



- CLOSING DATE 25.3.25 AT 12 NOON
- RESIDENTS' PARKING
- SCHOOLS AND NURSERIES NEARBY
- 2 BEDROOM TOP FLAT
- CLOSE TO TOWN CENTRE
- DOUBLE GLAZING
- SECURE DOOR ENTRY

OFFERS OVER £85,000

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ENTRANCE HALL 10' 1" x 7' 6" (3.08M x 2.28M)

L- SHAPED ENTRANCE HALL IS ACCESSED FROM VESTIBULE WHICH HAS A STORAGE CUPBOARD / CLOAKROOM, CABINET HOUSING THE CONSUMER UNIT AND METER (MEASURES 1.29 x 0.99). HALL GIVES ACCESS TO LOUNGE, BOTH BEDROOMS AND BATHROOM. LIGHT WOODSTAIN EFFECT LAMINATE FLOORING THROUGHOUT.

LOUNGE 16' 1" x 11' 9" (4.91M x 3.57M)

GOOD SIZED LOUNGE GIVES ACCESS VIA FRENCH DOORS TO BALCONY FACING OVER CANAL STREET. LIGHT WOODSTAIN EFFECT LAMINATE FLOORING. FEATURE FIRE PLACE. BRIGHT, FRESH DECOR.

KITCHEN 8' 2" x 8' 2" (2.50M x 2.49M)

KITCHEN IS ACCESSED DIRECTLY FROM THE LOUNGE AND HAS AMPLE STORAGE UNITS, SPLASHBACK AND BLACK MOTTLE EFFECT WORK SURFACE. CERAMIC HOB AND ELECTRIC FAN OVEN. FRIDGE FREEZER AND WASHING MACHINE, STORAGE CUPBOARD HOUSING BOILER. SLATE EFFECT FLOOR TILES.

BEDROOM 1 16' 10" x 9' 2" (5.14M x 2.80M)

DOUBLE BEDROOM HAS OAK EFFECT LAMINATE FLOORING AND FACES OVER FRONT OF PROPERTY.

BEDROOM 2 12' 8" x 8' 9" (3.87M x 2.67M)

2ND BEDROOM LOOKS OVER THE REAR OF THE PROPERTY AND AGAIN HAS OAK EFFECT LAMINATE FLOORING.

BATHROOM 7' 9" x 4' 11" (2.37M x 1.49M)

BATHROOM HAS CREAM SANDSTONE EFFECT WALL TILING THROUGHOUT. WHITE 3 PIECE SUITE WITH OVERHEAD ELECTRIC SHOWER UNIT, GLASS SHOWER SCREEN. BUILT IN WALL MIRROR. HEATED TOWEL RAIL.



SECOND FLOOR



FLAT 2-2/5 SIR MICHAEL PLACE

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