



45 Cochran Street, Paisley

[www.nicolestateagents.co.uk](http://www.nicolestateagents.co.uk)



Nicol Estate Agents





## Nicol Estate Agents

### Situation

Paisley offers a range of local shopping and supermarket facilities, sports and recreational facilities, primary and secondary schooling. There are excellent public transport facilities with a train service to Glasgow and Inverclyde.

The neighbouring countryside caters for a wide range of sports and leisure activities including fishing, golf and other pursuits.

There is good access to the Braehead shopping centre, Soar at Intu Braehead and the M8 motorway network providing access to most major towns and cities throughout the central belt of Scotland as well as Glasgow International Airport.





Follow the Secret  
30 DAYS  
A H  
Good Vibes  
Aurore









## Description

A beautifully presented and refurbished, two bedroom top floor flat enjoying open outlook to front, located within continually popular development close to Paisley town centre.

A controlled door entry security system gives access to a well kept and illuminated communal entrance close and stairwell.

The accommodation comprises:

Reception hall. Open plan sitting/ dining/ kitchen space. The sitting room overlooks the rear of the property. The kitchen is fitted with a range of wall mounted and floor standing units and complementary worktop surfaces. Two double bedrooms, both enjoying an open outlook to front. An internal shower room with three piece white suite completes the overall accommodation.

The property benefits from gas central heating and double glazing. Well kept communal rear courtyard.



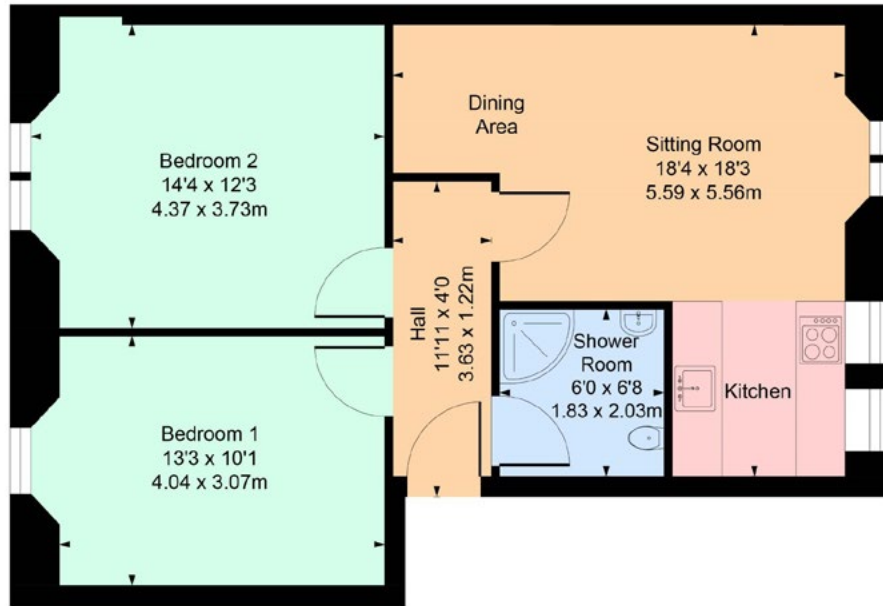


Nicol Estate Agents



45 Cochran Street, Paisley PA1 1JZ

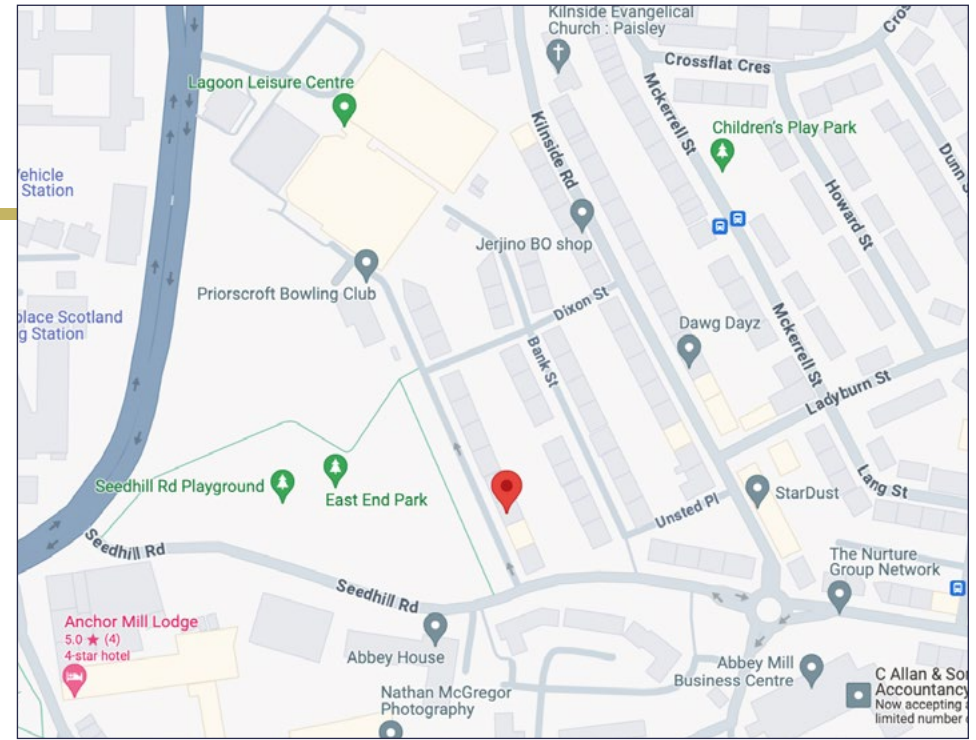
Approximate gross internal area 654 sq ft - 60.7 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. produced by Potterplans Ltd. 2024

We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property. All distances and measurements are approximate. Floorplans may not be to scale and are for illustration purposes only.



Viewing

By appointment through  
Nicol Estate Agents  
46 Ayr Road  
Newton Mearns, Glasgow G46 6SA  
Telephone 0141 616 3960  
mail@nicolestateagents.co.uk

Outgoings

Renfrewshire Council  
Band B

Fixtures and Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating

Band C

Services

The property will be supplied by mains water, electricity, gas and drainage. Gas central heating

Local Authority

Renfrewshire Council

Tel: 0300 300 0330

Property Reference 3127

46 Ayr Road, Newton Mearns, Glasgow G46 6SA

T: 0141 616 3960 F: 0141 258 2761 E: mail@nicolestateagents.co.uk

www.nicolestateagents.co.uk

