



SOLICITORS & ESTATE AGENTS



**First Floor Flat
Flat 3, 42 Brodie Park Crescent, Paisley PA2 6EU
Offers Over £150,000**



VIEWING
 By appointment with MSM Solicitors & Estate Agents,
 Tel: 0141 339 5252. Fax: 0141 339 4617.

Description

Early viewing is essential to appreciate this rarely available and immaculate one bedroom apartment set within the converted “B” listed former mansion house known as St Margaret’s House which is set within its own private residents’ gardens at 42 Brodie Park Crescent.

Entrance to the flat is gained via double storm doors which then lead to the grand communal entrance hallway whereby Flat 3 can be found on the first floor.

Presented in pristine condition throughout, the flat features an abundance of period features such as high ceilings with coving and ceiling roses, skirtings, etc and stunning views across Paisley. The spacious entrance hallway which has a feature curved wall provides access to a large full height storage cupboard. Generous sized bright lounge which has a feature electric fireplace and charming bay window with stunning views across Paisley. The contemporary dining sized kitchen, large enough to house a table and chairs is fitted with sleek white gloss units, coordinating white worktops and has two large windows which again provide stunning views. The newly fitted modern bathroom with white 3 piece suite, includes a bathtub with overhead “rain” shower and sink with large white gloss vanity unit below providing excellent storage. The double sized bedroom which is again flooded by natural daylight by two large windows is both bright and welcoming.

Finished with high quality wood effect flooring throughout with the exception of the bathroom which is tiled and, benefitting from gas central heating with combination boiler, this stunning apartment also comes with secure entry, residents’ parking, and well kept gardens, making it an ideal home for first time buyers, professionals or downsizers seeking comfort, style and convenience in a desirable location.

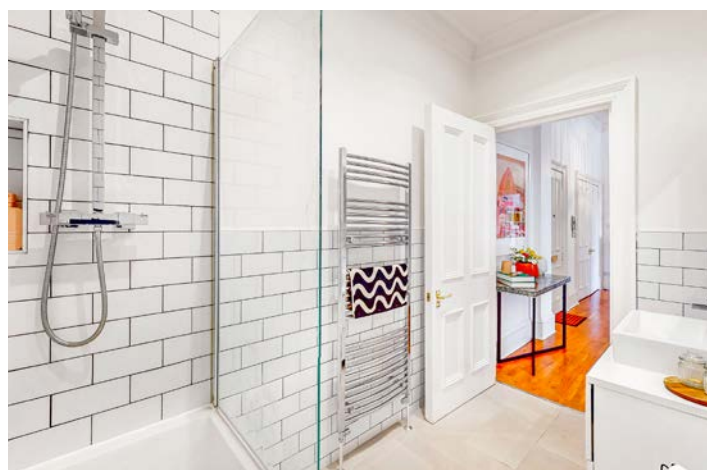
The surrounding area is predominantly made up of a mixture of detached and semi-detached villas creating a quiet, community focused atmosphere. Despite the serene setting, the flat is within easy reach of everyday amenities including supermarkets, cafés, and local shops. Paisley town centre is just a short distance away and offers a wide range of retail, dining, and leisure options. For those commuting, both Paisley Canal and Paisley Gilmour Street train stations are close by offering frequent and direct services into Glasgow Central and the Ayrshire coast. while excellent road links via the A737 and M8 make travel across the west of Scotland quick and easy. The area is also well served by local bus routes and is within walking distance of both the Royal Alexandra Hospital and the University of the West of Scotland.

EPC Rating

C

Measurements

Hall	18’5 (5.62m) x 10’1 (3.06m)
Lounge	16’ (4.89m) x 17’7 (5.36m)
Kitchen/Dining Room	13’10 (4.22m) x 12’4 (3.76m)
Bedroom	14’6 (4.43m) x 12’4 (3.76m)
Bathroom	9’5 (2.88m) x 5’8 (1.73m)



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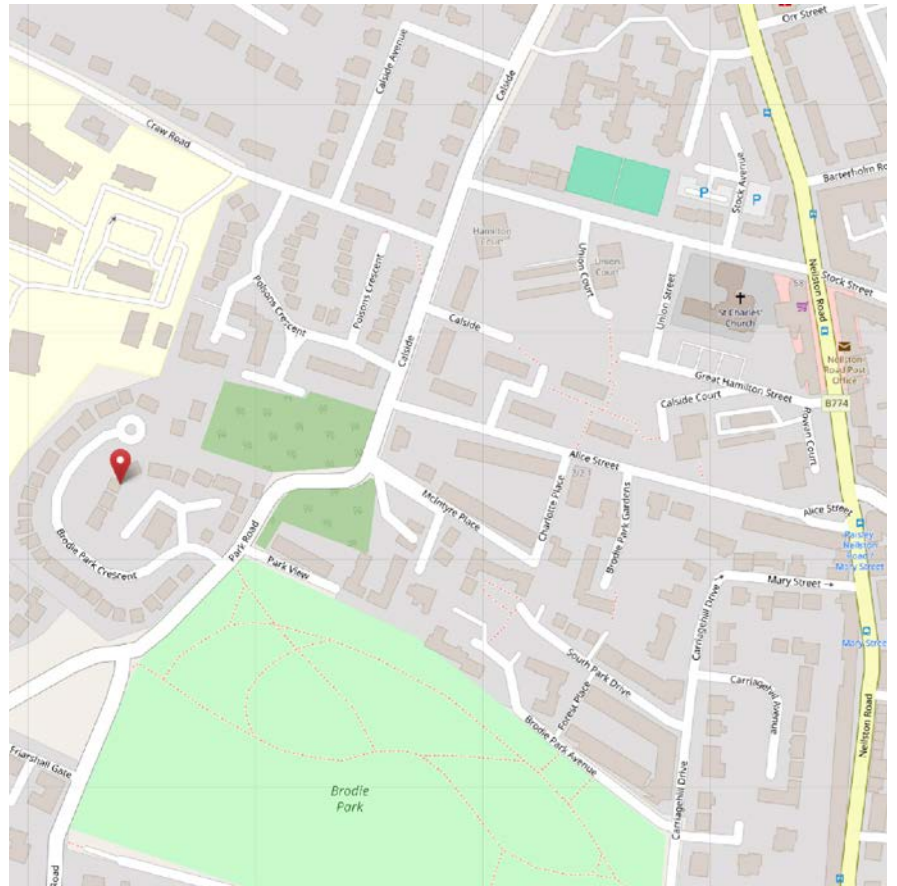


Travel Directions

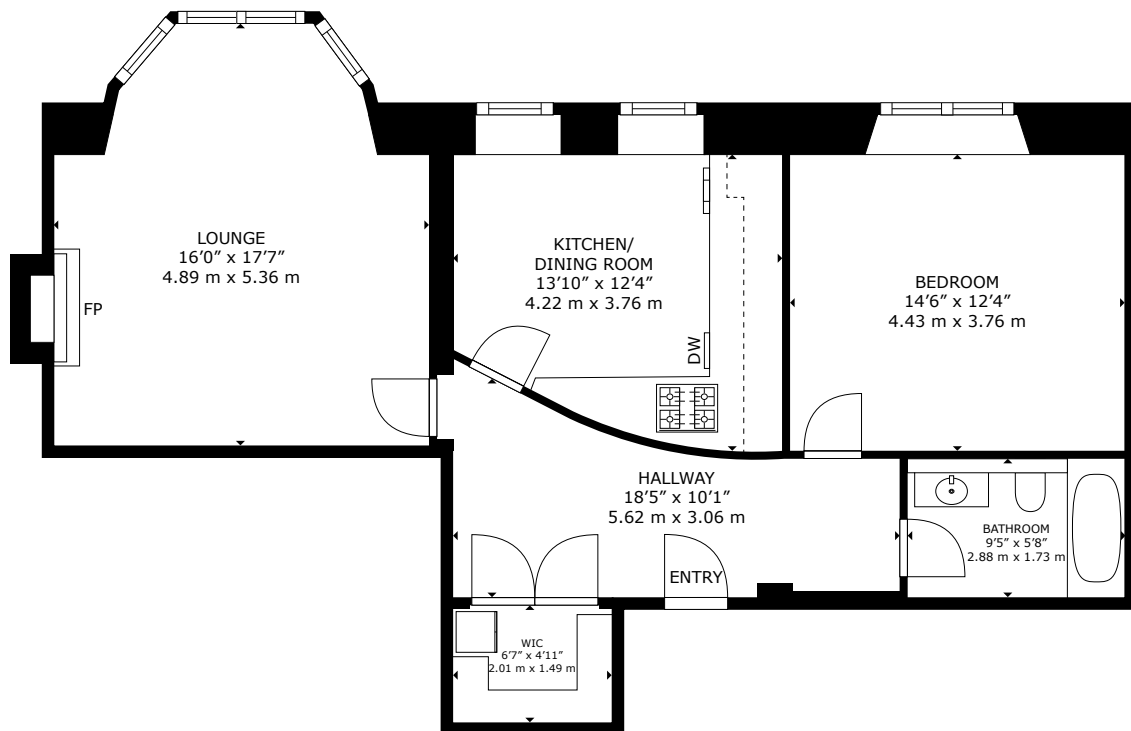
Start at MSM Paisley on Moss Street
Head west on Moss Street toward Gauze Street. Turn left onto Gauze Street
Continue onto Mill Street. Turn right onto Causeyside Street. Continue straight onto Neilston Road. Turn left onto Brodie Park Avenue. Turn right onto Brodie Park Crescent. Your destination, St Margaret's House at 42 Brodie Park Crescent, will be on the left.

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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



GROSS INTERNAL AREA
FLOOR PLAN: 872 sq. ft., 81 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

43 Crow Road, Partick, Glasgow G11 7SH
Telephone 0141 339 5252, Fax 0141 339 4617

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