

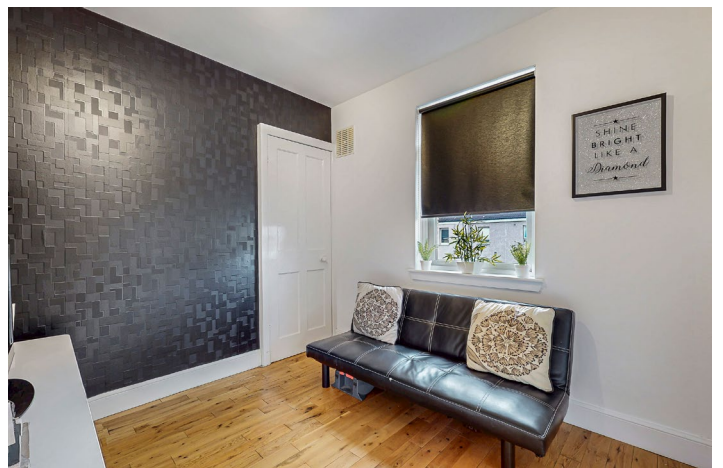


**SOLICITORS & ESTATE AGENTS**



**Upper Cottage Flat  
10 Byres Crescent, Paisley PA3 4RR  
Offers Over £110,000**





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



## Description

Nestled within a quiet and well established residential area, 10 Byres Crescent is a beautifully presented upper cottage flat offering generous and versatile accommodation arranged over two levels. The property combines modern finishes with comfortable family living and is ideally suited to first time buyers or growing families seeking space, style and convenience.

On the ground floor, an inviting entrance vestibule and stairway lead to the main hallway landing on the first floor. The bright and spacious living room sits to the front of the property, featuring a large window that floods the room with natural light, creating a welcoming setting for everyday relaxation and entertaining. The modern fitted kitchen is a particular highlight, finished with sleek grey cabinetry white gloss worktops, providing excellent storage and workspace along with integrated appliances and space for dining.

There are three well proportioned bedrooms on this level, each offering flexibility for use as additional living space, children's rooms or a home office. The family bathroom is finished with contemporary wall coverings and includes a three piece suite with WC and bath tub with overhead shower.

A staircase leads to the converted attic level, which has been thoughtfully developed to create a wonderful principal bedroom suite. This upper level benefits from a hallway landing area, a spacious double bedroom, and a modern en-suite shower room complete with WC and separate shower cubicle offering a private and peaceful retreat.

Externally, the property enjoys well maintained private grounds understood to be within its ownership. These include a paved driveway providing off street parking, areas laid to grass and artificial lawn, timber decking, and decorative gravel, offering multiple options for outdoor seating and entertaining.

The home is further enhanced by gas central heating and double glazing throughout, ensuring year round warmth and energy efficiency.

Located close to local amenities, shops, and well regarded schools, Byres Crescent provides excellent access to Paisley town centre, Phoenix Retail Park, and Glasgow International Airport. Nearby road links including the A737 and M8 make commuting to Glasgow city centre and surrounding areas quick and convenient, while Paisley's train stations and bus routes offer reliable public transport options.

## EPC Rating

C

## Measurements

Hallway	14'10" x 3'3" 4.51 m x 1.00 m
Lounge	12'4" x 16'2" 3.76 m x 4.94 m
Kitchen	10'7" x 9'9" 3.22 m x 2.97 m
Bedroom 1	21'10" x 15'9" 6.65 m x 4.80 m
Walk-in wardrobe	12'2" x 6'7" 3.71 m x 2.02 m
En-suite	4'3" x 9'5" 1.30 m x 2.87 m
Bedroom 2	9'11" x 11'9" 3.03 m x 3.59 m
Bedroom 3	9'5" x 9'9" 2.87 m x 2.97 m
Bedroom 4	9'1" x 8'11" 2.76 m x 2.72 m
Bathroom	4'8" x 9'9" 1.43 m x 2.97 m



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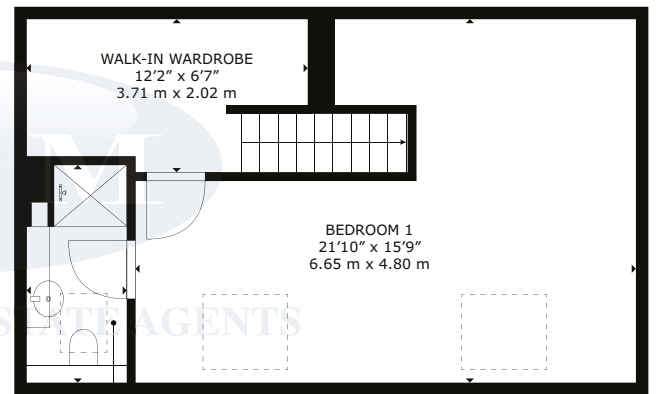
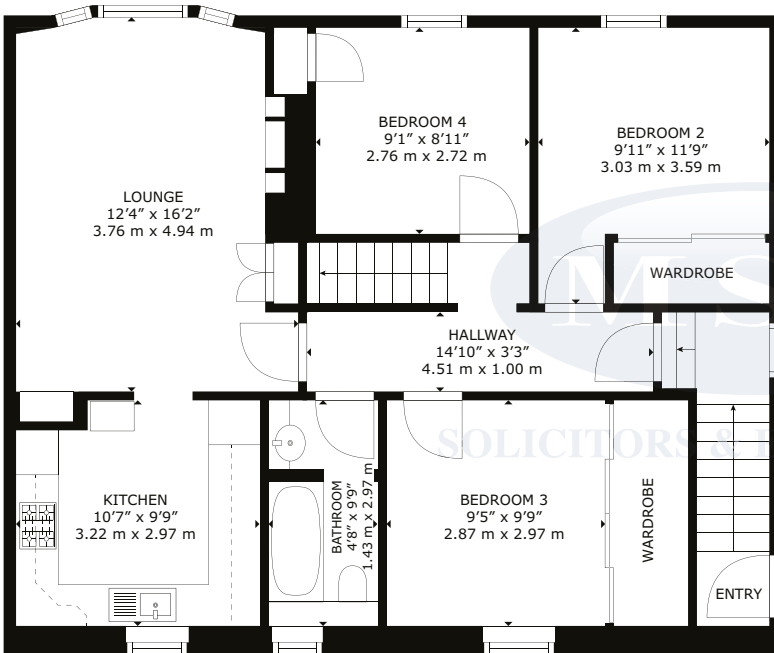
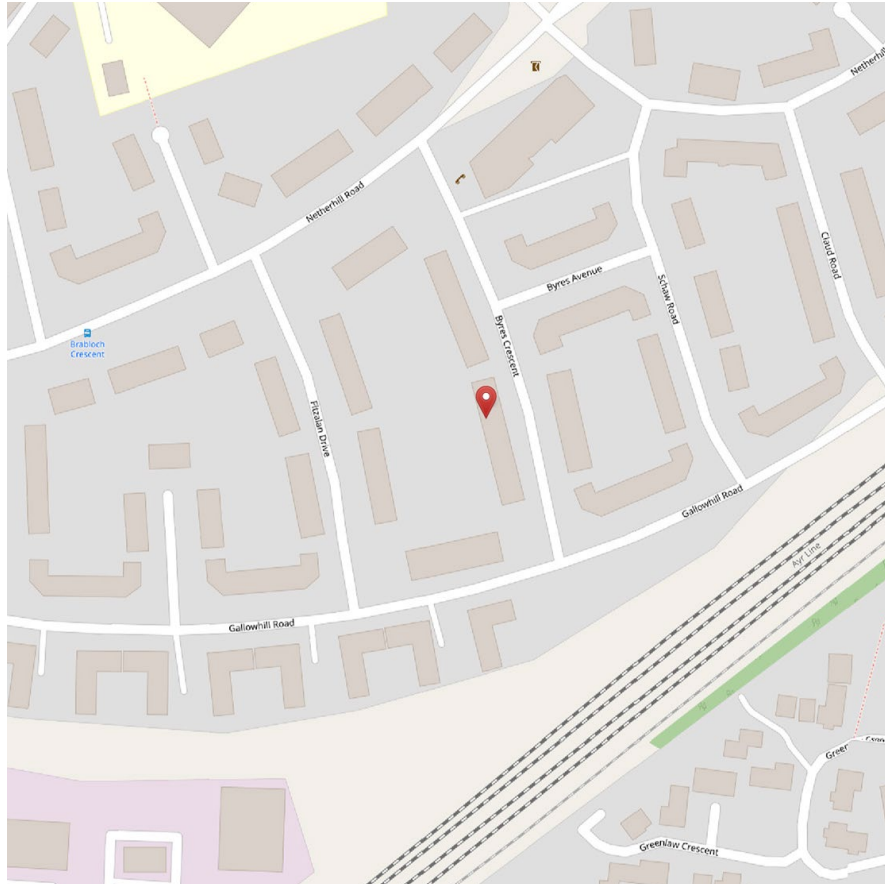
## Travel Directions

From MSM, 51 Moss Street, head towards Cotton Street and continue onto Renfrew Road (A726). Follow for around a mile, passing West College Scotland and the Phoenix Retail Park. Turn left onto Gallowhill Road, then right as it bends, take the second left onto Byres Road and right onto Byres Crescent — number 10 is on the right-hand side.

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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  
GROUND FLOOR: 861 sq. ft, 80 m<sup>2</sup>, FIRST FLOOR: 420 sq. ft, 39 m<sup>2</sup>  
TOTAL AREA: 1,281 sq. ft, 119 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.  
Produced by Plushplans

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  
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