

22 Barskiven Circle

PAISLEY, PA1 2FA



A bright and spacious two-bedroom terraced house, positioned in a new build development, and within walking distance of the popular Phoenix Retail Park



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



We are delighted to introduce this superb two-bedroom mid-terraced villa within a highly sought-after area of Paisley. The property offers spacious accommodation which is formed over two levels and has been well designed to maximise the natural available light to create a modern ambience, with interesting front and rear views.

THE LOUNGE



The property is accessed via a welcoming entrance, that allows access to all apartments on this level. The formal lounge is pleasantly located at the front of the property and boasts an impressive outlook as well as being flooded with natural light.

THE KITCHEN



The kitchen has a modern range of floor and wall-mounted units with a striking worktop, creating a fabulous and efficient workspace. It is further complemented with a host of integrated appliances. The useful utility area is next to the kitchen and a set of doors allow access onto the rear garden, where you can invite outside in. The downstairs WC completes the accommodation on this level.





Journeying upstairs you will discover two well-proportioned bedrooms. Both of the rooms are bright and airy and offer a range of furniture configurations as well as space for additional free-standing furniture if required. The family bathroom completes the impressive accommodation internally.

THE BATHROOM



BEDROOM 1



BEDROOM 2

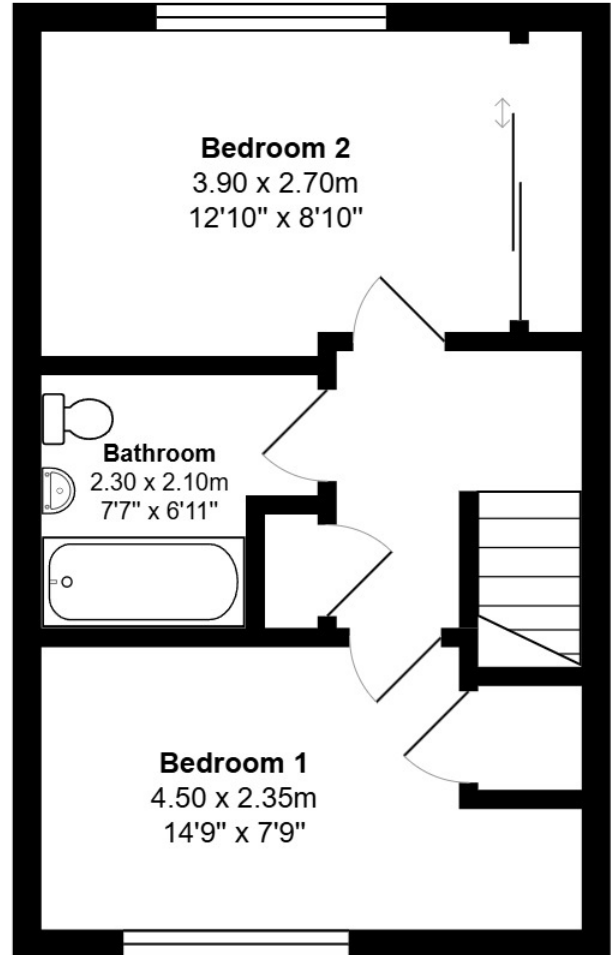
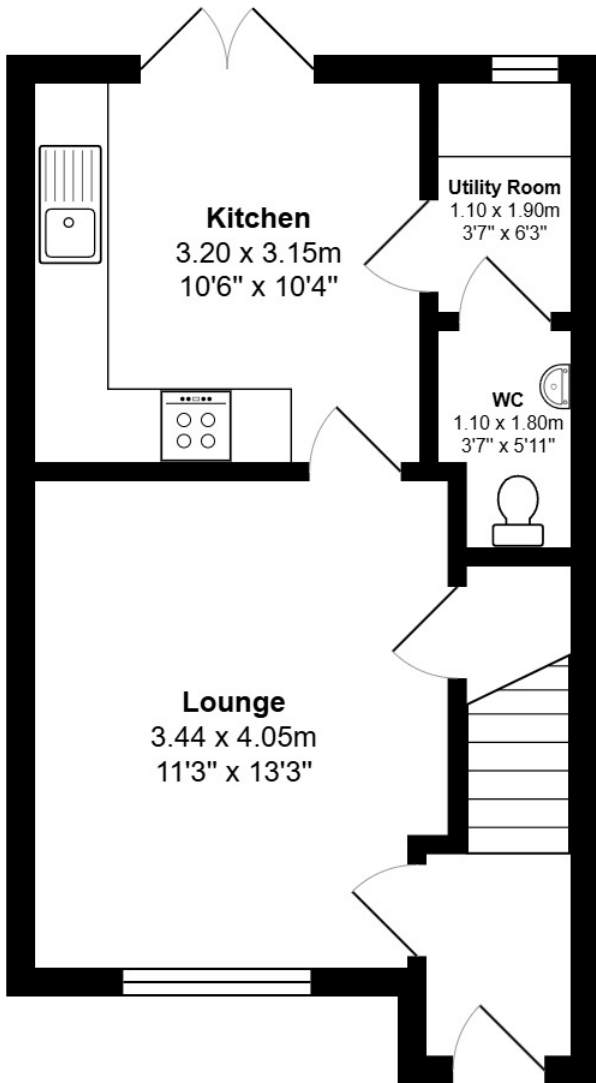


Externally, there are private gardens to the front and rear. With allocated parking also the rear. The rear garden is fully enclosed and provides a safe environment for children and pets. The high specifications of this family home also include solar panels, double glazing and gas central heating for additional comfort. There are also 8 years of NHBC remaining on the property.

EXTERNALS

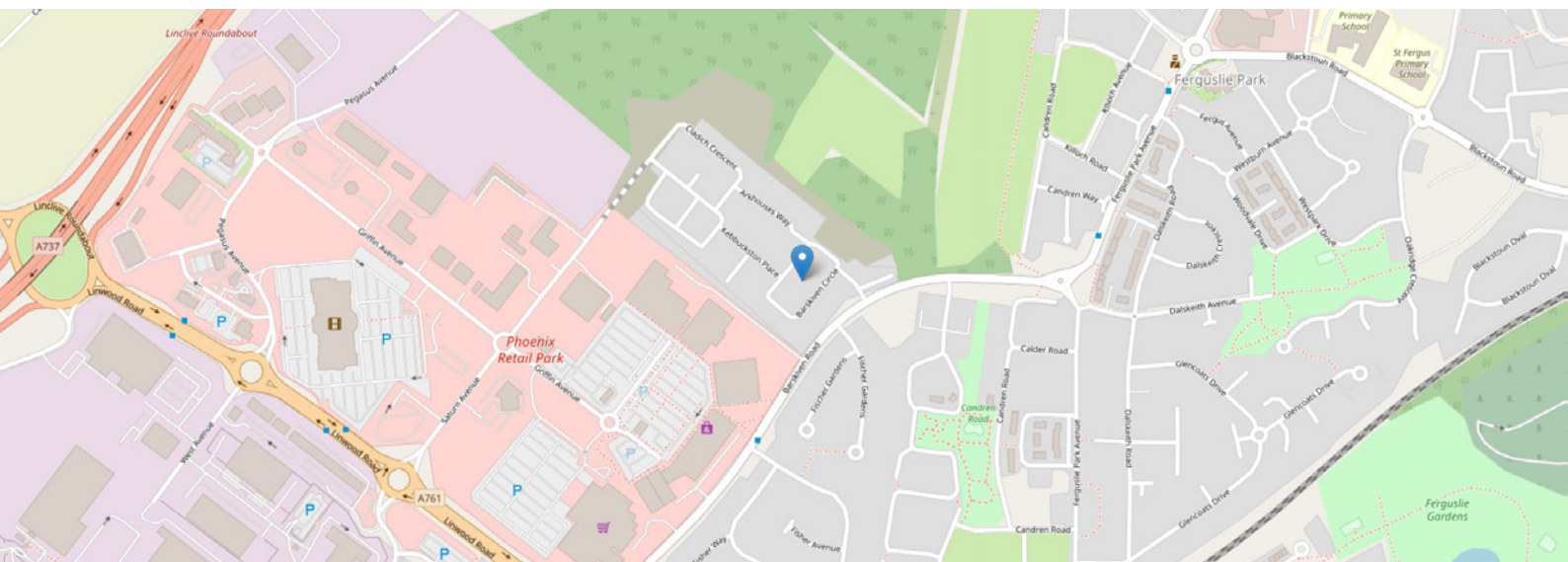


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 67m² | EPC Rating: B



THE LOCATION

Paisley is a busy, vibrant town situated on the banks of the River Cart in Renfrewshire. Offering all the amenities of a large town and with a friendly, welcoming character, you will find Paisley has a great mix of history and modern facilities.





Barskiven Circle is conveniently located for families, with the area offering accessibility for commuters with its close proximity to the M77 and M8 motorways, via the A737. Glasgow Airport is 3 miles away and Paisley St James train is just over 1 mile away and services the Inverclyde line from Glasgow to Gourock. The property is within walking distance of Phoenix Retail Park which offers several large stores including Asda, Argos, B&M, and TK Maxx, cinema complex, and several eateries. There are a variety of educational facilities such as primary, and secondary schools, and the University of the West of Scotland.

Also nearby is the Paisley Arts Centre, Paisley Art Gallery and Museum and many local sports facilities, including swimming at the Lagoon Leisure Centre. Shopping at Intu Braehead and sports facilities, such as climbing and skiing at Soar are only a short distance away by car or public transport.



McEwan Fraser Legal
Solicitors & Estate Agents

Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

Part
Exchange
Available



Text and description
DIANE KERR
Area Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.