

32 Anchor Avenue

PAISLEY, RENFREWSHIRE, PA1 1LD



*A bright and airy two-bedroom ground-floor flat,
tucked away in a popular pocket of Paisley*



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk



We are delighted to offer for sale this two-bedroom flat, situated on the ground floor in a popular pocket of Paisley. This property would be a fantastic acquisition for either a first-time buyer or a buyer downsizing as its superb spot offers great commuting links, as well as very easy walk to local amenities.

The flat has been well designed to maximise privacy and the natural available light creates a modern ambience. It is in need of some modernisation but is perfect for those looking to put their own stamp on their new home.

THE LOUNGE/KITCHEN



A hallway leads to all apartments. The well-proportioned open-plan lounge/kitchen is flooded with natural light from the picture window to the front aspect, also offering a pleasant outlook. The lounge area also has recess space for a table and chairs. The kitchen is fitted with floor and wall-mounted units with the added bonus of a useful breakfast bar. There is plumbed space for free-standing appliances.

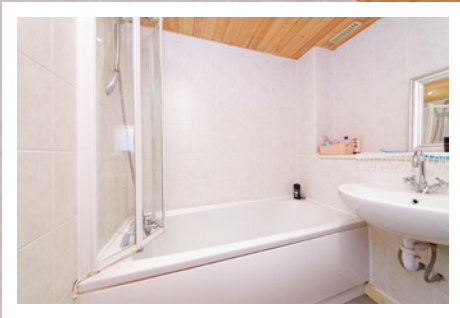




The good-sized bedrooms have a range of furniture configurations and space for additional free-standing furniture if required. The three-piece family bathroom suite, with a shower over the bath, completes the accommodation internally.

The flat also benefits from both gas central heating to radiators and double glazing throughout for additional comfort.

THE BATHROOM



BEDROOM 1



BEDROOM 2

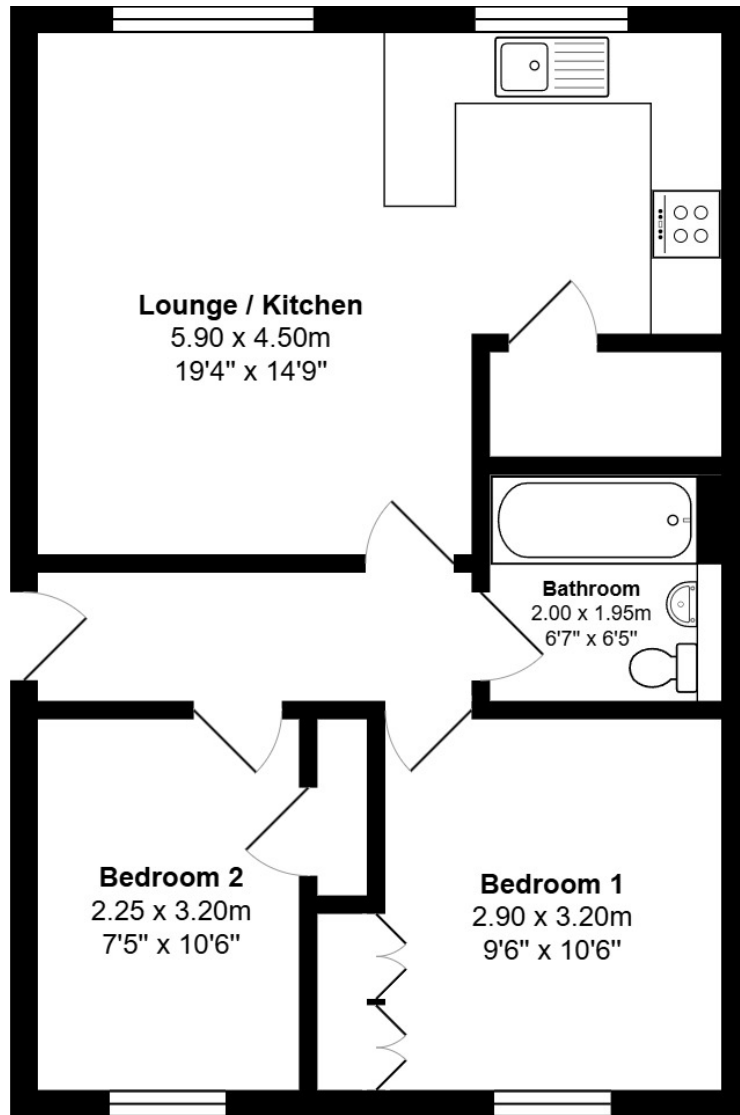


Externally, well-tended resident's gardens surround the property and there is ample off-street parking available to the front.

EXTERNALS

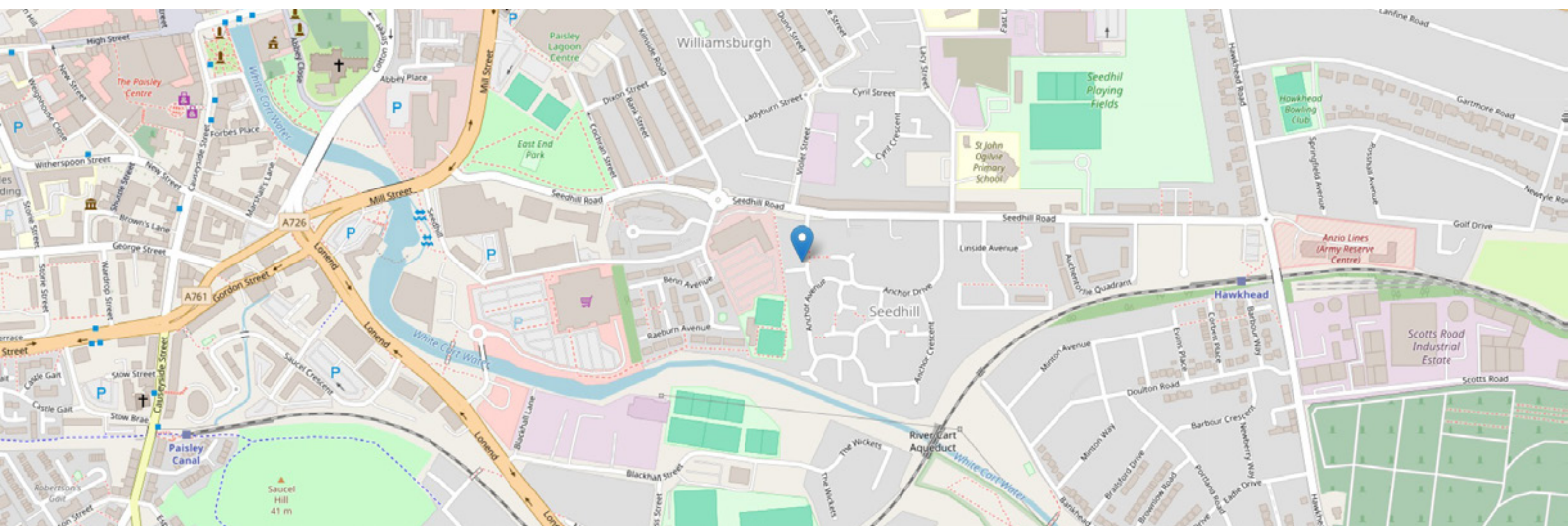


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 54m² | EPC Rating: C



THE LOCATION

32 Anchor Avenue is ideally situated within a popular pocket of Paisley close to all amenities and road links; 7 minute drive to the M8 and 10 minutes to Glasgow International Airport. Paisley itself 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'll find Paisley has a great mix of history and modern facilities.





The property is very well situated for accessing the town centre, primary and secondary schools, Royal Alexandra Hospital, the University of the West of Scotland and local public transport links including Paisley Gilmour Street railway and bus station. 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 Braehead Retail Park and sports pursuits, such as climbing and skiing at Xsite Braehead is a 13-minute drive away.

For outdoor recreation closer to home, there are lovely walks along the canal, cycle paths, golf and country parks.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
DIANE KERR
Area Manager



Layout graphics and design
ALLY CLARK
Designer

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