

2/2 106 Hawkhead Road

PAISLEY, PA2 7BA



*A bright and airy one-bedroom flat, positioned
in a popular area with good road links*



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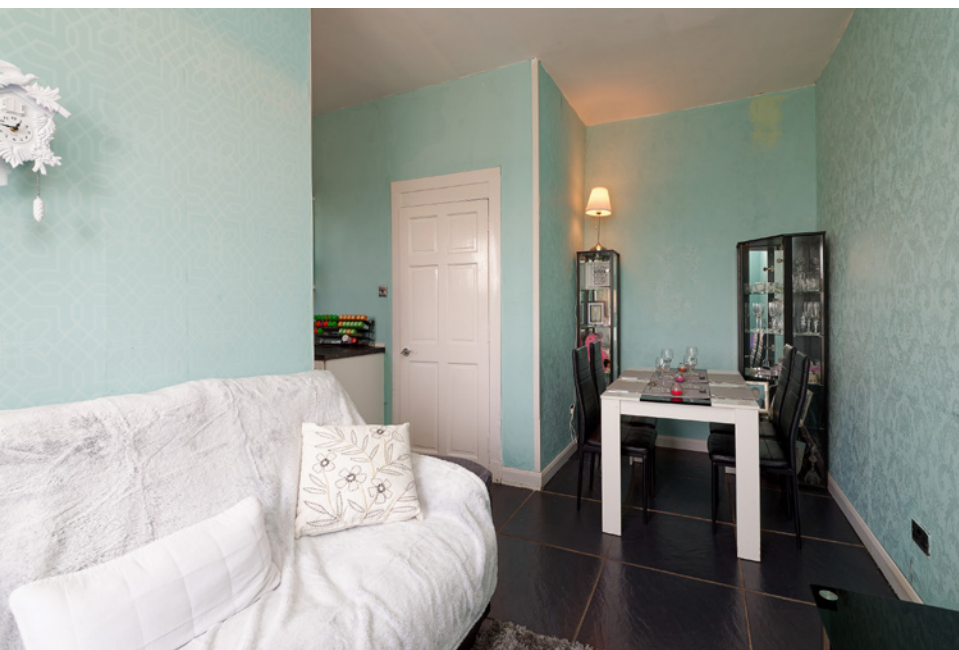


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McEwan Fraser Legal are delighted to present to the market this bright and airy one-bedroom, second-floor flat, positioned in a popular pocket of Paisley. The property offers spacious and light-filled accommodation on one level and would be perfect for a first-time buyer or downsizer.

THE LOUNGE & KITCHEN



A welcoming hallway allows access to all apartments. The open plan lounge, dining room and kitchen are flooded with natural light. The current owner has configured the lounge well, which hosts a large sofa and a dining table for more formal dining. The kitchen has been fitted to include a good range of floor and wall-mounted units with a contemporary work surface, creating a fashionable and efficient workspace, and it is complemented with a host of integrated appliances.





The bright and airy bedroom offers a range of furniture configurations and space for additional free-standing furniture if required. The family bathroom completes the accommodation internally.

Externally, there are communal garden grounds and on-street parking. Gas central heating and double glazing have been provided throughout to create a warm, yet cost-effective way of living all year round.

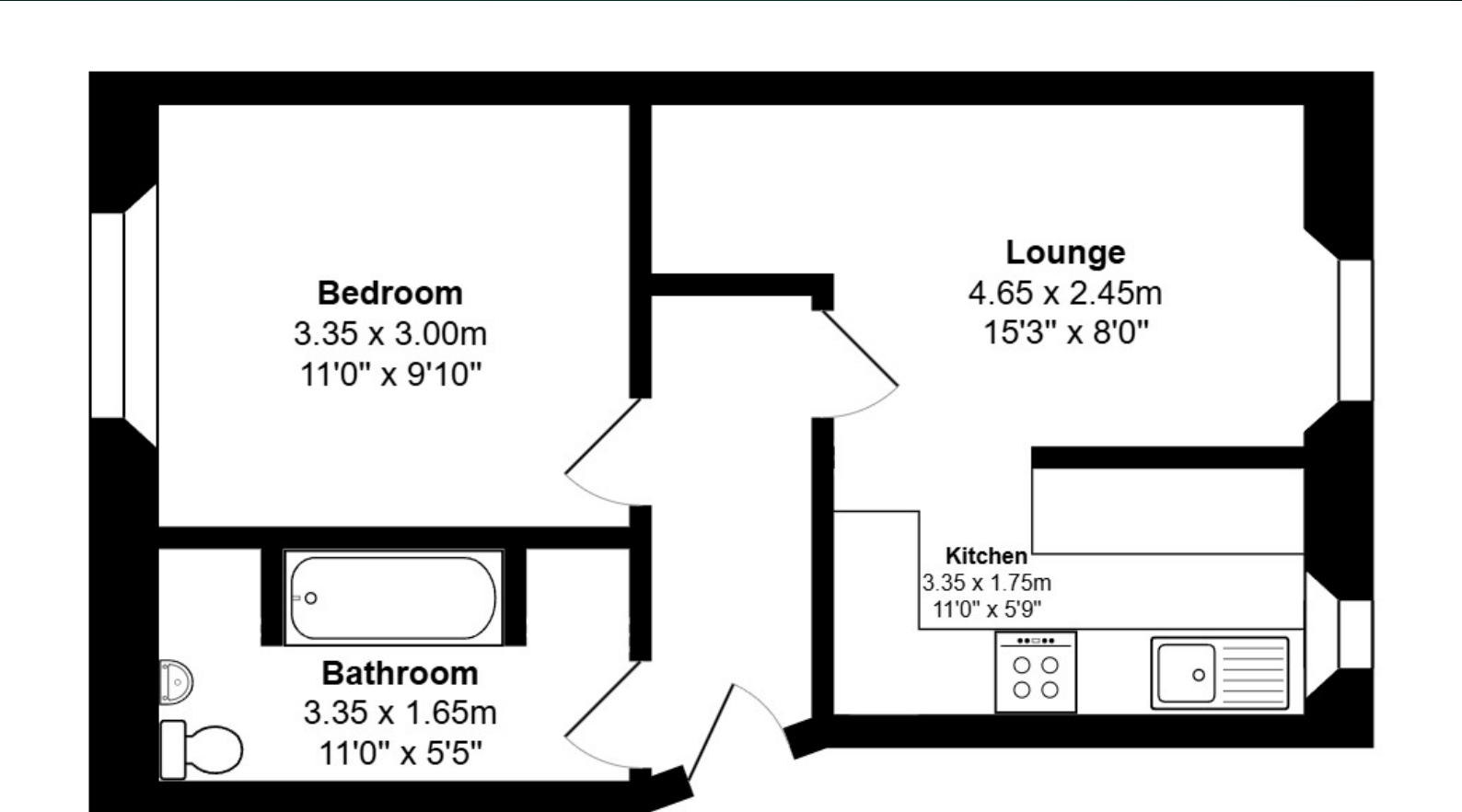
THE BATHROOM



THE BEDROOM

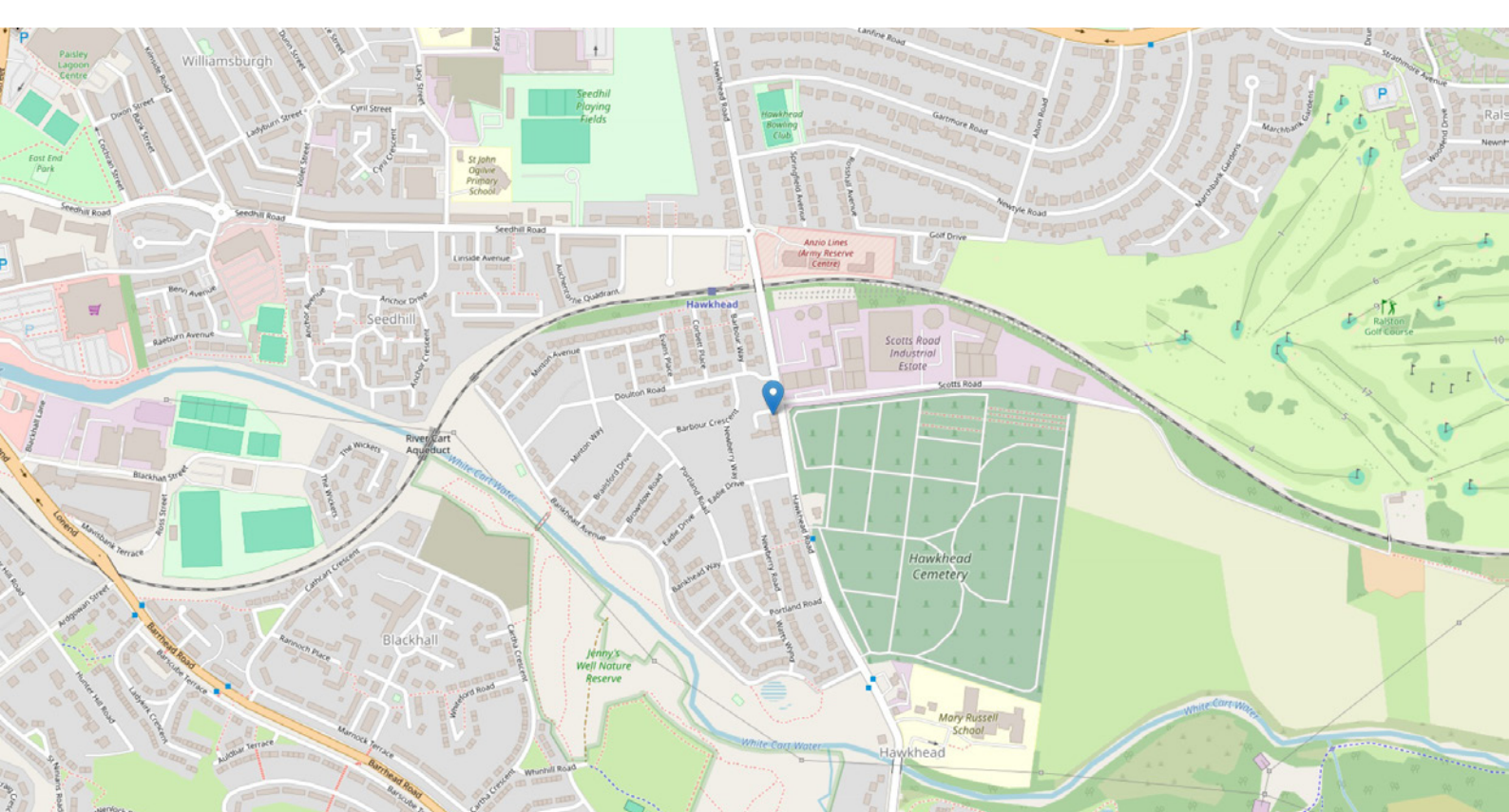


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 108m² | EPC Rating: D



THE LOCATION

Hawkhead Road presents an exceptional living opportunity due to its prime location, mere moments from Paisley's bustling town centre, providing convenient access to a wide array of shops, cafes, and essential amenities.





The area boasts excellent transport links, including close proximity to major bus routes, facilitating easy commutes to Glasgow and beyond. The nearby parks and recreational facilities offer ample opportunities for leisure and outdoor activities, contributing to a balanced lifestyle.



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