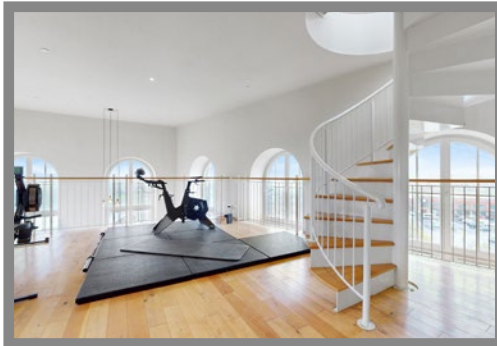
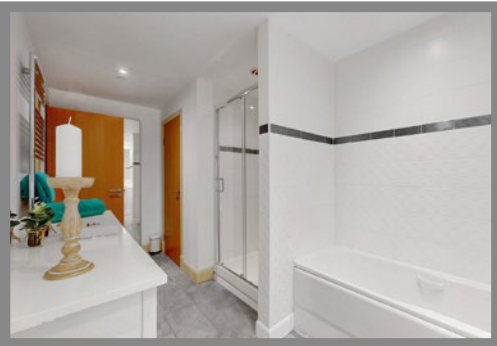
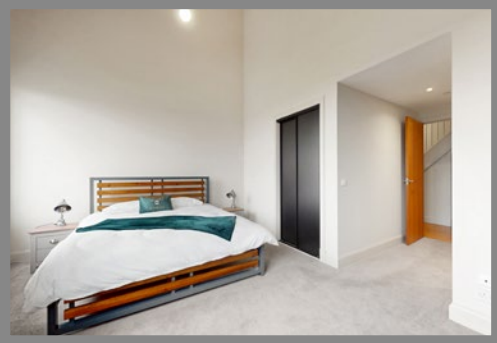


Wright  
& Crawford  
1906



Apartment 4/20  
Abbey Mill  
7 Thread Street  
Paisley  
PA1 1JR





#### DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

#### LOCATION

The Anchor Mill is a landmark building in the Paisley skyline and has a rich history in the town. In the early 2000s it was converted into luxury apartments whilst retaining its character and now provides accommodation and office facilities close to the Town Centre. Apartment 4/20 is a 2 bedroom triplex over the fourth, fifth and sixth floor which provides access to a private roof terrace area.

#### ACCOMMODATION

There is a security entry door that opens to the reception vestibule where elevators provide access to all levels. The apartment is on the fourth floor and is accessed via the most impressive of communal areas. The central atrium is flooded with light and harks back to original purpose of the grand building.

The apartment itself has a welcoming reception hallway with stairs to the upper fifth and sixth floor mezzanine areas. The immediately impressive living room has high ceilings and large windows allowing in lots of light. There is also an outstanding view over Paisley, The River Cart and to other landmarks such as Paisley Town Hall and Paisley Abbey. The living room is open plan to the kitchen where there is a selection of modern, fitted units and appliances including an electric hob, fridge, freezer, microwave, dishwasher and oven. Laundry facility are housed separately so not to disturb the living area. There are two double bedrooms which both have fitted wardrobes and the master bedroom has a spacious en suite and a family bathroom. Completing the accommodation on the fifth mezzanine level is a gallery living area which looks over the lower living area and has flexible use as either a public room or a third bedroom. There is a four piece bathroom, box room/study on this level. The spiral stairwell provides access to the sixth floor sitting room with access to the roof terrace area.

The property specification includes double glazing and electric heating system. There is also private underground parking with gated entry and two spaces belonging to the property. This property has a selection of many additional extras and is truly worth viewing.

#### COUNCIL TAX

Band F

#### EPC

Band D

#### Factored Building

Yes

#### MEASUREMENTS

ENTRY	7'9 X 6'9
HALL	7'9 X 30'11
LOUNGE/DINING ROOM	16'2 X 29'5
KITCHEN	9'8 X 11'4
UTILITY	9'8 X 6'1
BEDROOM 1	18'3 X 18'
ENSUITE	7'11 X 4'11
BEDROOM 2	16'5 X 9'2
UPPER HALL	11'5 X 22'8
BEDROOM 3	8' X 10'7
BATHROOM	8' X 17'7
GYM	16'7 X 19'9
FAMILY ROOM	18'8 X 30'6

#### DATE OF ENTRY

Negotiable

#### VIEWING

Wright & Crawford 0141-887-6211

