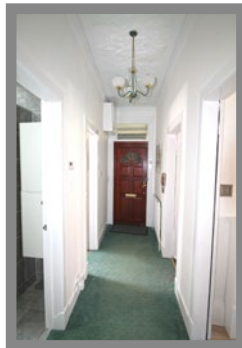




1/2
26 Espedair Street
Paisley
PA2 6NX



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

Paisley offers many local amenities such as shops, bars, restaurants as well as primary and secondary schooling. Paisley is handy for the M8 motorway network giving easy access to Glasgow International Airport and Glasgow city centre. There are great transport services available, with a variety of frequent bus links offering routes to Glasgow, Braehead, Intu Arena, as well as destinations throughout Paisley and beyond. There is also Paisley Canal and Paisley Gilmour train stations offering direct routes to Glasgow city centre and beyond.

ACCOMMODATION

Positioned on the 1st floor of a sandstone building in Paisley, this well presented two bedroom flat is offered to the market in good order, with modern décor, gas central heating and double glazing. The property also retains a number of period features such as fireplace and cornicing throughout most of the property.

The accommodation extends to: resident's stairwell to 1st floor, galley style reception hallway with storage adjacent to a beautifully proportioned lounge, bathed in natural light and offering ideal living/dining space. Whilst the kitchen to the rear offers a great range of units, space for dining, the kitchen requires a degree of modernisation. The property has 2 bedrooms with the principle room being completed by built in mirrored wardrobes. The 2nd bedroom is a single room overlooking the rear gardens. A well-appointed modern shower/bathroom with white sanitary ware and attractive tiling completes this apartment

The property has rear gardens which have been well maintained.

Viewing is strongly recommended to appreciate this charming and well-presented two bedroom apartment.

MEASUREMENTS

LOUNGE	14'74 x 15'26
KITCHEN	8'72 x 11'56
PRINCIPLE BEDROOM	11'94 x 15'24
BEDROOM TWO	7'24 x 11'34
BATHROOM	4'41 x 11'34

Council Tax Band C

EPC Band C

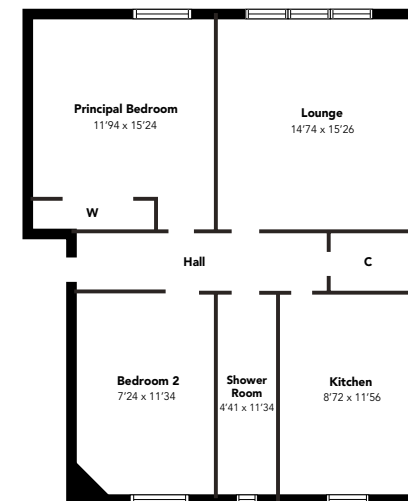
Factor £30.00 PCM

DATE OF ENTRY

Negotiable

VIEWING

Wright & Crawford 0141-887-6211



Floorplans are indicative only - not to scale
Produced by Plushplans