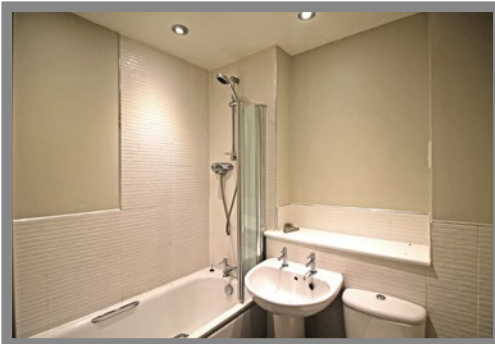
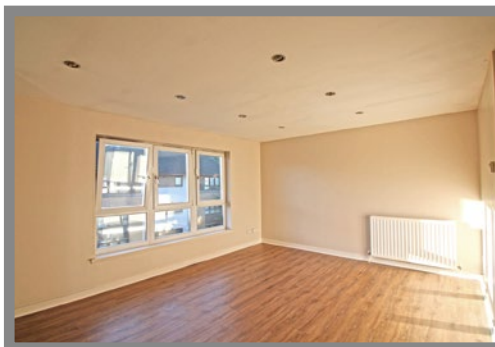
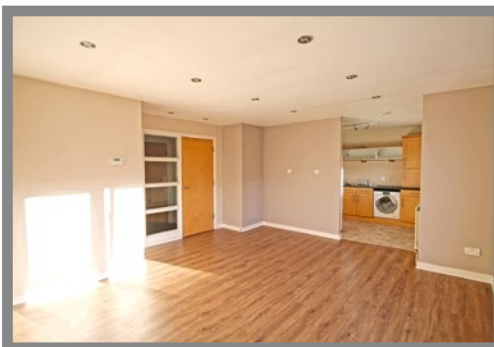




3/2 2 Saucel place
Paisley
PA1 1UE



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

Saucel Place ideally situated for ease of access to Paisley Town Centre, which offers a wide variety of amenities including shopping, bars, restaurants, cafes and many other leisure activities. Paisley Canal Train Station is only a short walk away and further transport links on the M8 Network, local bus routes and Paisley Gilmour Street Station are also easily accessible. Intu Braehead, Glasgow Airport and the University of West of Scotland are all within a short distance away.

ACCOMMODATION

This modern Flat is located in the popular Saucel Place in Paisley and occupies the preferred second floor. The well appointed two bedroom property enjoys a central location convenient for many amenities. The well-presented home is offered to the market in good order throughout.

The accommodation comprises of: Hallway complete with storage space, dual aspect Lounge, Kitchen featuring fitted wall and base units, an oven, gas hob and extractor, two double Bedrooms which overlook the rear of the building with fitted mirror wardrobes, and a Bathroom which is tiled and benefits from a mains shower.

The property is presented neutral toned throughout. There is hard wood flooring

throughout the Lounge and Hallway, both bedrooms are carpeted. The property has some excellent open aspects bringing in much natural light. Further benefits include: security entry, gas central heating and double glazing.

There is private parking within the manicured communal grounds.

Viewing is highly recommended.

Council Tax Band C

EPC Band C

MEASUREMENTS

LOUNGE	16'10 X 15'2
KITCHEN	11'2 X 7'7
BATHROOM	6'8 X 5'7
BEDROOM ONE	12'6 X 9'3
BEDROOM TWO	12'6 X 8'87

DATE OF ENTRY

Negotiable

VIEWING

Wright & Crawford 0141-887-6211