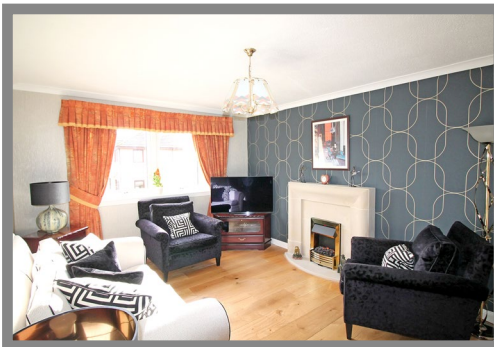




Flat 17F
Stonefield Green
Lochfield Road
Paisley
PA2 7RG



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

This lovely second floor apartment is in the well regarded Stonefield Green development on Lochfield Road. Lochfield is an extremely popular area of Paisley with good access to local amenities and bus links. Paisley Town Centre provides a wealth of shopping and leisure facilities and regular public transport both bus and rail to surrounding areas. The M8 Motorway Network allows for easy access to Glasgow City Centre and beyond. Glasgow International Airport is a short drive away.

ACCOMMODATION

The property enjoys a front southerly aspect and is accessed via a security door entry system which leads to the communal hallway. The property is on the second floor. There is a welcoming hallway leading to the main apartments and two store cupboards. The lounge faces the front of the building and is a good size and feature fireplace with electric coal effect fire. There is a great sized kitchen with a selection of white high gloss modern wall and base storage cupboards. A modern worktop complimented by modern style sink and tap. Appliances include an induction hob, oven, washing machine, fridge/ freezer. Both bedrooms are double rooms and have mirrored fitted wardrobes. Finally, the shower room completes the accommodation is a modern space with a shower cubicle, WC and wash hand basin and complemented by modern wall and floor tiles.

The property specification includes partial Fischer electric storage heating installed 2021 and October 2020 for the double glazing. There are well tended communal grounds with residents parking. Stonefield Green, Lochfield Road is a readily available apartment presented in excellent condition this home is perfect for someone looking to downsize or a first time buy. Early internal viewing is advised to fully appreciate what this accommodation has to offer!

MEASUREMENTS

ENTRANCE HALL	4'26 x 18'49
LIVING ROOM	11'30 x 16'07
KITCHEN	8'79 x 11'22
BEDROOM ONE	9'08 x 11'95
BEDROOM TWO	9'14 x 11'95
SHOWER ROOM	6'23 x 8'21

Council Tax Band D

EPC Band B

Factored Building

DATE OF ENTRY

Negotiable

VIEWING

Wright & Crawford 0141-887-6211

