



Regent Street | | Paisley | PA1 3TG

Offers Over £190,000

moving

ESTATE AGENTS

Moving Estate Agents are delighted to welcome to the market Regent Street.

An excellent traditional red-sandstone-fronted two-bedroom ground-floor flat in undoubtedly one of the best locations within Paisley's Arklestone area.

Property Description
This traditional flat in Paisley offers accommodation all on one level and is finished to a high standard.

On entering the entry door of the common close, you enter a well-cared-for common area.

From the common close walking to the main door of the flat, on the ground level, you enter the property via the storm doors through the original stained-glass windowed main door, stepping into a welcoming reception hallway with a storage cupboard, from which you will have access to all rooms. Firstly, there is the bathroom with a three-piece suite and separate double shower unit finished with a wet wall splashback. To the front of the property is the bay-windowed lounge, which provides lots of natural light due to its height and open outlooks. The lounge also has period features with an original cornice. There are two double bedrooms, the master to the rear of the property with built-in storage and the other to the front. Completing the accommodation is the galley kitchen to the rear, featuring a range of base and wall-mounted units, as well as contrasting worktops.

The property further benefits from Gas Central Heating, Double Glazing, a walk-in storage cupboard in the hall, and well-kept, secure communal gardens to the rear and a private garden with decking to the front with a south-facing outlook.

Regent Street itself provides an array of local amenities, supermarkets, shops, bars, restaurants, and transport links. Regular buses and rail links are located nearby, giving easy access to the whole of Paisley Town Centre and beyond. The property is within walking distance of Barshaw Park, popular with families, joggers and dog walkers.

The M8 motorway network is also close by, leading to Glasgow International Airport, Glasgow City Centre, and other nearby locations such as Braehead.

Whilst we endeavour to provide as accurate information as possible our particulars are for reference only and should not form part of any contract or offer. Measurements are taken at the widest points, and our floor plans may not be exactly to scale.

Please refer to the sellers commissioned professional Home Report for further information and all Material Facts as to the Property. The Home Report (Property Questionnaire) will indicate to the best of the seller's knowledge as to the supplied services to the property. Council Tax Band, Gas & Electricity. planning proposals and any associated risks to the property can be found here.

