



**GARDEN STIRLING BURNET**

**2/3, 135 GEORGE STREET,  
RENFREW, RENFREWSHIRE, PA1 2QQ**



**2**



**1**

**EPC  
RATING**

**C**

**COUNCIL  
TAX BAND**

**B**



Situated within a well-established and convenient area of Paisley, this generously proportioned two-bedroom split-level maisonette offers spacious accommodation over two floors. Ideally located close to a wide range of local amenities, schools and excellent transport connections, the property presents an ideal opportunity for first-time buyers, young families and investors alike.



The property has been well maintained and thoughtfully presented, creating a bright and welcoming home that is perfectly suited to modern living. Its split-level layout provides a practical separation of living and sleeping accommodation, while generous room proportions and excellent storage further enhance its appeal.

Further features include double glazing, gas central heating, generous storage throughout, including loft space, and residents' parking. The property also enjoys access to well-maintained communal grounds, providing a pleasant outdoor environment for residents.





***“Spacious Two-Bedroom Maisonette with accommodation over two levels. Perfect for families”***

Paisley offers an excellent selection of shops, supermarkets, cafés, leisure facilities and both primary and secondary schooling. Excellent transport links include Paisley Gilmour Street railway station, regular bus services and easy access to the M8 motorway, making commuting to Glasgow city centre and Glasgow International Airport straightforward. Braehead Shopping Centre and Soar are also within easy reach.

This is an excellent opportunity to acquire a spacious and well-located home offering flexible accommodation in a highly convenient setting. Early viewing is highly recommended to avoid disappointment.





### Key Features

- Spacious two-bedroom split-level maisonette
- Bright and generously proportioned lounge
- Modern fitted kitchen
- Family sized bathroom
- Excellent storage throughout
- Double glazing and gas central heating
- Secure door entry system
- Residents' parking
- Well-maintained communal grounds
- Convenient location close to local amenities
- Excellent transport links to Glasgow and surrounding areas
- Ideal for first-time buyers, investors or young families
- EPC Rating: C
- Council Tax Band: B



**OFFERS TO:  
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or  
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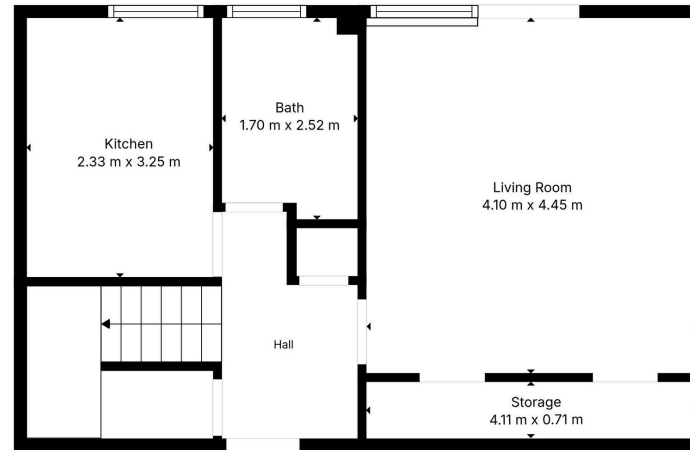
#### HOUSE SALES

If you have a house to sell, we provide free pre-sales advice, including valuation. We will visit your home and discuss in detail all aspects of selling and buying, including costs and marketing strategy, and will explain GSB Properties' comprehensive services.

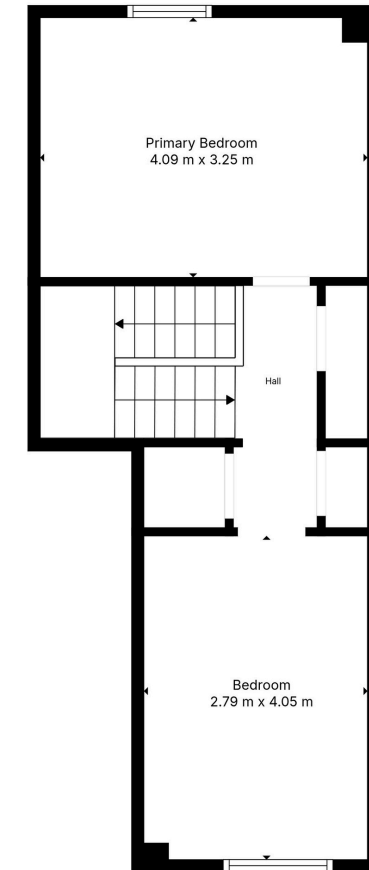
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing Date be set. The seller will not be bound to accept the highest or any offer.



## FLOOR PLAN



1st Floor



2nd Floor

**Total: 77 m<sup>2</sup>**  
1st Floor: 41 M<sup>2</sup>, 2nd Floor: 36 m<sup>2</sup>  
Excluded Areas: Storage: 3 M<sup>2</sup>, Walls: 10 m<sup>2</sup>

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.