



GARDEN STIRLING BURNET

**FLAT 6, 16 CLAVERING STREET
EAST, PAISLEY, PA1 2PH**



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Situated in the heart of Paisley, this spacious three-bedroom top-floor duplex flat offers stylish accommodation across two levels, ideal for families, first-time buyers, or investors alike. Set within a well-maintained close, the property enjoys a bright and airy feel throughout, with generous living space and excellent storage.



The lower level comprises a welcoming lounge filled with natural light from large windows, creating a comfortable and relaxing living environment. The modern fitted kitchen offers ample worktop and storage space, while the contemporary shower room is finished to a high standard with sleek fixtures and fittings. A well-proportioned bedroom which is currently being used as a dining room is also located on this floor.

Upstairs, there are two further spacious bedrooms offering flexible accommodation, ideal for family living, guests, or home working. Additional storage can be found throughout the property.







“... Conveniently located within easy reach of the town centre and the University of the West of Scotland. ...”

FEATURES

- Spacious Top-Floor Duplex Flat
- Three Generous Bedrooms
- Flexible Dining Room / Third Bedroom
- Bright & Airy Lounge
- Modern Fitted Kitchen
- Contemporary Shower Room
- Excellent Storage Throughout
- Secure Entry System
- Gas Central Heating & Double Glazing
- Well-Maintained Close
- On-Street Parking
- Close to Paisley Town Centre
- Excellent Transport & Commuter Links
- Ideal for First-Time Buyers, Families or Investors








“...Further benefits include gas central heating, double glazing, secure entry access, and on-street parking...”





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or
07761 280 840**



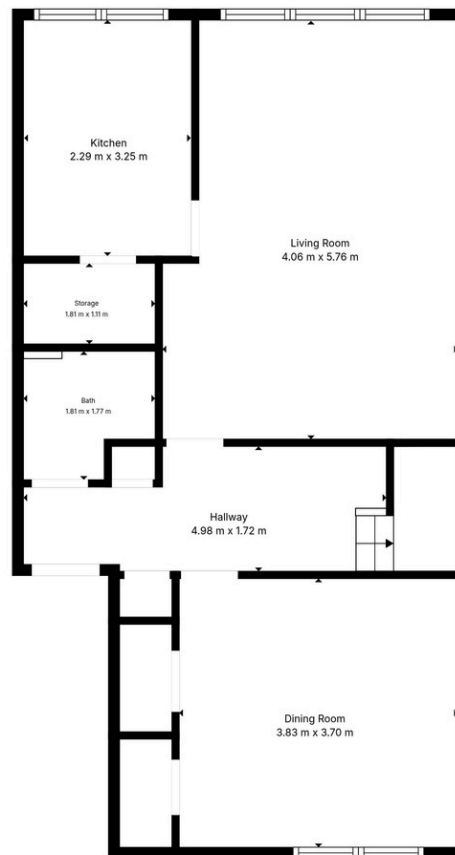
HOUSE SALES

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.

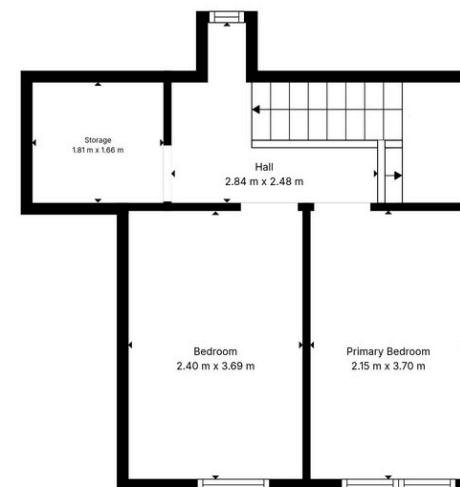
1. While these Sales Particulars are believed to be correct, their accuracy is not warranted and they do not form any part of any contract. All sizes are approximate.
2. Interested parties are advised to note interest through their solicitor as soon as possible in order to be kept informed should a Closing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



FLOORPLAN



1st Floor



2nd Floor

Total: 86 m²
1st Floor: 61 M², 2nd Floor: 25 m²
Excluded Areas: Storage: 5 M², Walls: 9 m²

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