

2/1, 2 Broomlands Street

PAISLEY, RENFREWSHIRE, PA1 2LR



*THIS PROPERTY IS SUBJECT TO A
BUYER'S PREMIUM*



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McEwan Fraser Legal are delighted to present this bright and spacious one-bedroom second-floor flat, ideally located within a popular area of Paisley. Offering generous and versatile accommodation throughout, the property is perfectly suited to first-time buyers, professional couples, or students attending nearby colleges and universities.

The welcoming entrance hallway benefits from excellent storage and provides access to all rooms. The impressive open-plan lounge and office area is flooded with natural light from the front-facing window, which also enjoys an attractive outlook. The current owners have thoughtfully arranged the space to incorporate both a comfortable sitting area and a dedicated home office. A staircase leads to a mezzanine level, currently utilised as a second bedroom, adding further flexibility to the layout.

The Property





The breakfasting kitchen forms the heart of the home and has been fitted with a stylish range of contemporary units and open shelving, along with plumbing for free-standing appliances. This bright and sociable space is ideal for both everyday living and entertaining.





The generous double bedroom offers ample space for a variety of furniture arrangements, with additional room for freestanding storage if required. A well-appointed family bathroom completes the internal accommodation.

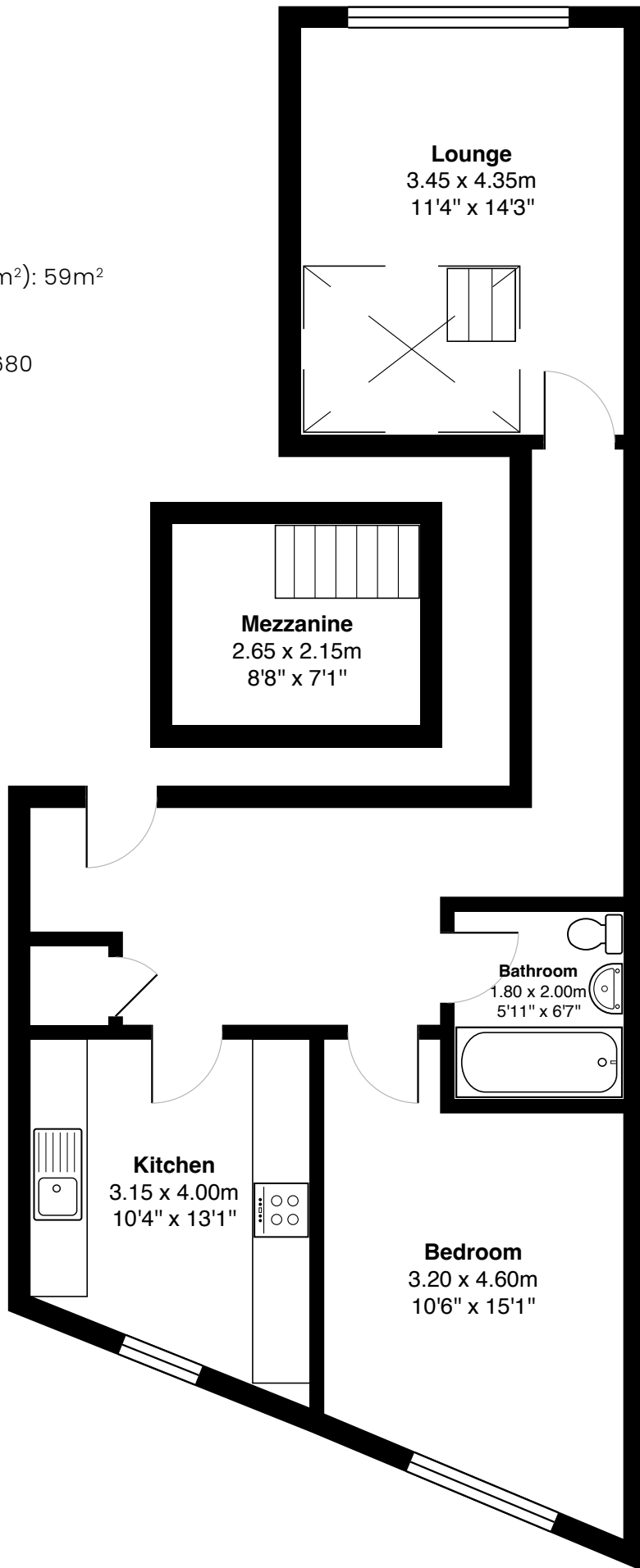




Gross internal floor area (m²): 59m²

EPC Rating: C

Buyer's Premium Value: £1680



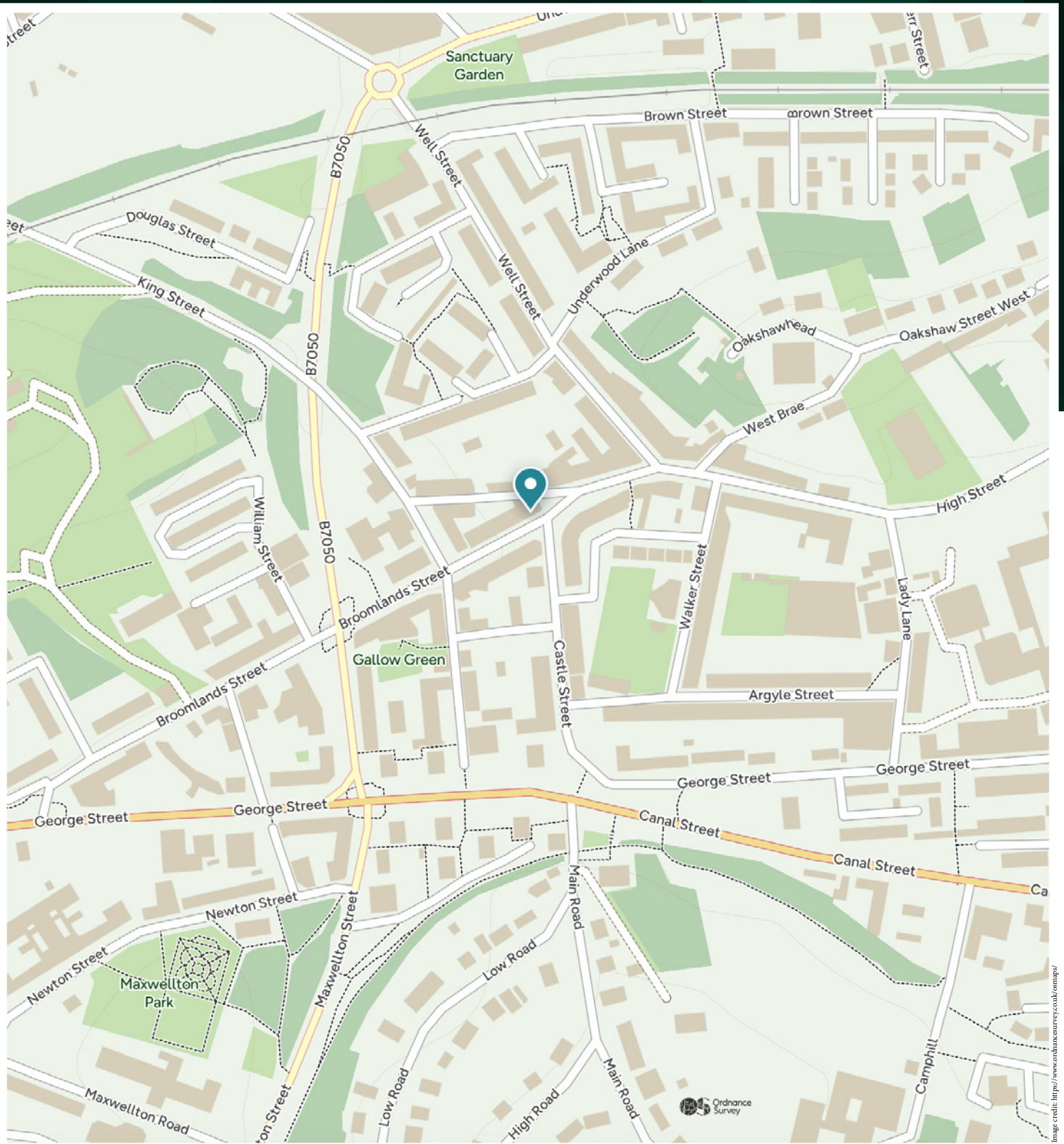


Externally, the property benefits from on-street parking. Further features include gas central heating and double glazing throughout, ensuring comfort and energy efficiency all year round.



Broomlands Street presents an exceptional living opportunity due to its prime location, mere moments from Paisley's bustling town centre, providing convenient access to a wide array of shops, cafes, and essential amenities. The area boasts excellent transport links, including close proximity to major bus routes, facilitating easy commutes to Glasgow and beyond. The nearby parks and recreational facilities offer ample opportunities for leisure and outdoor activities, contributing to a balanced lifestyle.





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