

property details **approval form**

Style C1 Academy Square, Maxwellton Road, Paisley, Renfrewshire, Scotland, PA1 2RB

Date: 18 December 2025

Property Ref and Version: PA1113430 - 0001

selling your home with us!

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

from £216,995

Tenure: Freehold

>> **key features**

- > Two-bedroom modern apartment in Academy Square
- > High-spec interiors with Juliette balconies
- > Landscaped communal gardens and lift access
- > Energy-efficient design with smart meter and low-energy lighting
- > Advanced safety systems including sprinklers and detectors
- > Premium fitted kitchen with integrated appliances
- > Fixed-price purchase with NHBC warranty
- > Shared EV charging and contemporary streetscape
- > EPC Rating: Exempt

>> **short description**

Stylish two-bedroom apartment in Academy Square with high-spec finishes, Juliette balconies, landscaped grounds, lift access and excellent energy efficiency. Premium kitchen, integrated appliances and en-suite principal bedroom included, creating modern, secure and elegant living.

>> **long description**

Experience refined contemporary living in this beautifully crafted two-bedroom residence at Academy Square, where elegant design and superior craftsmanship come together seamlessly. Each apartment is finished to an impressive specification, featuring Juliette balconies, high-quality communal spaces, landscaped grounds and effortless elevator access. Advanced safety systems, including sprinklers and integrated smoke, heat and carbon monoxide detectors, provide complete reassurance, while high-performance boilers, low-energy lighting, smart meters and enhanced insulation deliver year-round comfort and meaningful energy savings.

With over 35 years of expertise, Westpoint creates homes that feel bespoke, harmonising with their surroundings while offering beautifully considered, flexible layouts ideal for modern living. Early purchasers can personalise selected finishes, complemented by fixed pricing and the security of NHBC guarantees. Premium fitted kitchens, integrated appliances and a stylish principal bedroom with en-suite come as standard.

Designed for contemporary lifestyles, these homes offer secure construction, generous proportions and intelligently planned spaces that maximise every inch. Shared EV charging, striking streetscapes and a thoughtfully designed environment complete a sophisticated, future-focused community you'll be proud to call home.

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>> **room description**

Entrance Hallway

Lounge/Kitchen/Dining

19' 10" x 12' 9" (6.05m x 3.89m)

Principal Bedroom

Irregular Shaped Room 10' 1" max x 9' 3" (3.07m max x 2.82m)

En-Suite

Bedroom 2

Irregular Shaped Room 12' 7" max x 9' 8" max (3.84m max x 2.95m)

Shower Room

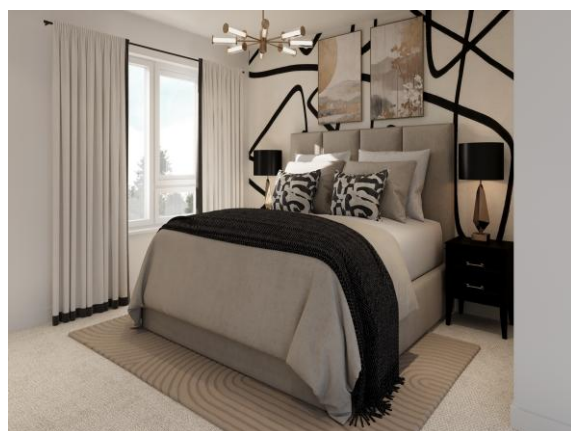
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>> **property images**



Your Allen & Harris Scotland office: 16 Causeyside Street, PAISLEY, Renfrewshire, PA1 1UN

T 0141 889 7222 **E** Paisley@allenandharris.co.uk

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>> floor plan

STYLE C1

PLOTS 9, 10**, 14, 15**, 19, 20**, 31***, 32*, 36***, 37*, 41*** & 42*

OPEN PLAN LIVING WITH JULIETTE BALCONY / TWO BEDROOMS / PRINCIPAL BEDROOM WITH EN-SUITE & FITTED WARDROBE / 745 SQ. FT

*HANDED / ** MIRRORED / *** HANDED & MIRRORED



LOUNGE / DINING / KITCHEN
6.04M X 3.89M / 19'10" X 12'9"

PRINCIPAL BEDROOM
3.08M X 2.81M / 10'1" X 9'3"

EN-SUITE
2.11M X 1.42M / 6'11" X 4'8"

BEDROOM 2
3.84M X 2.93M / 12'7" X 9'8"

SHOWER ROOM
2.51M X 1.92M / 8'3" X 6'4"

>> approval

| Signature | | Date |
|--------------------------|----|----------|
| Kay Elliot | KE | 18/12/25 |
| Hayley Whiting | | |
| Wph Developments Limited | | |