

55 Motehill Road

PAISLEY, RENFREWSHIRE, PA3 4SX



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

*Modern two-bedroom lower cottage flat in walk-in
condition within the popular Gallowhill area*



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McEwan Fraser Legal is delighted to present 55 Motehill Road. This beautifully presented two-bedroom ground-floor flat offers excellent space, a modern kitchen and a fantastic location. It is an ideal purchase for first-time buyers, professionals or anyone looking for quick and easy access to Paisley and Glasgow Airport.

THE LOUNGE



On entering the property, you are welcomed into a bright and spacious hallway providing access to all rooms. The lounge is an impressive and welcoming space, with a large bay window allowing plenty of natural light to flood the room. Tastefully decorated in neutral tones, it offers a warm and comfortable setting for relaxing or entertaining.

THE KITCHEN



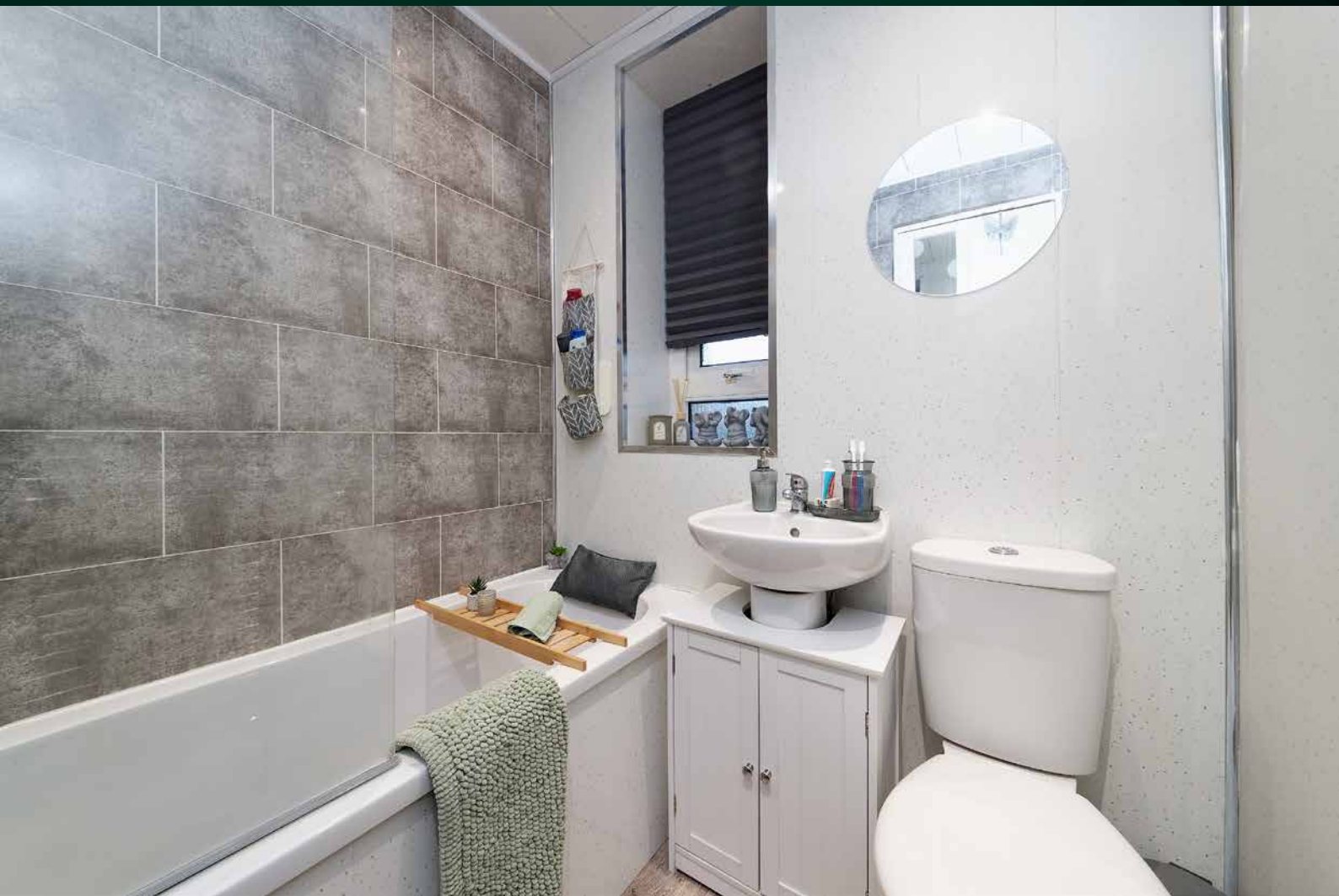
The kitchen is accessed from the lounge and is laid out in a practical L-shaped design. It includes an integrated fridge freezer, space for freestanding appliances and ample worktop and cupboard storage, making it both functional and stylish. A window provides additional natural light, creating a bright environment for everyday use.





Both bedrooms are well-proportioned doubles, finished in fresh neutral décor. The second bedroom is currently used as a study and walk-in wardrobe, showing its flexibility as a home office, guest room or additional bedroom. The modern bathroom completes the accommodation, featuring a bath with overhead shower, basin and toilet. The flat has been well maintained throughout and is presented in true walk-in condition.

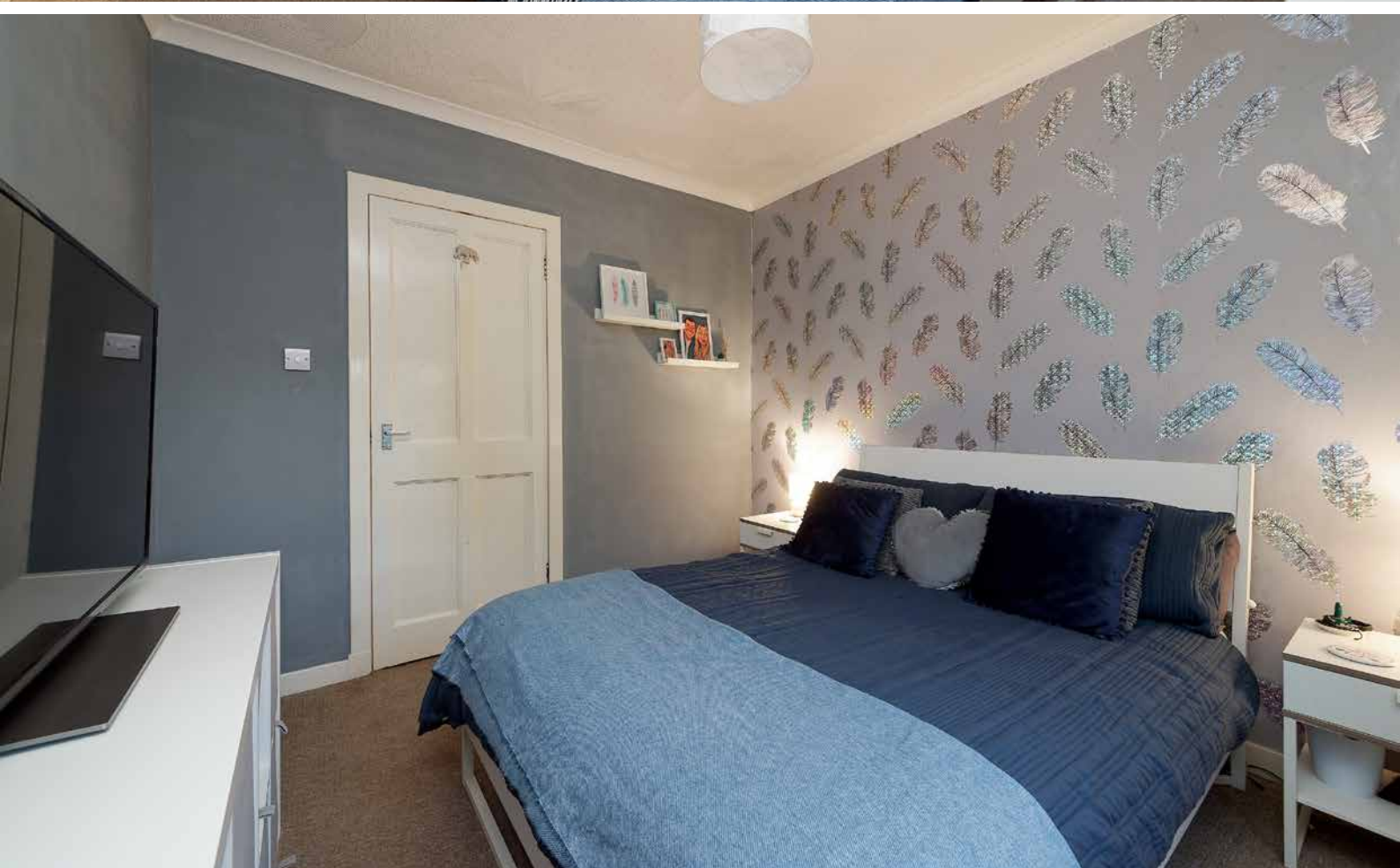
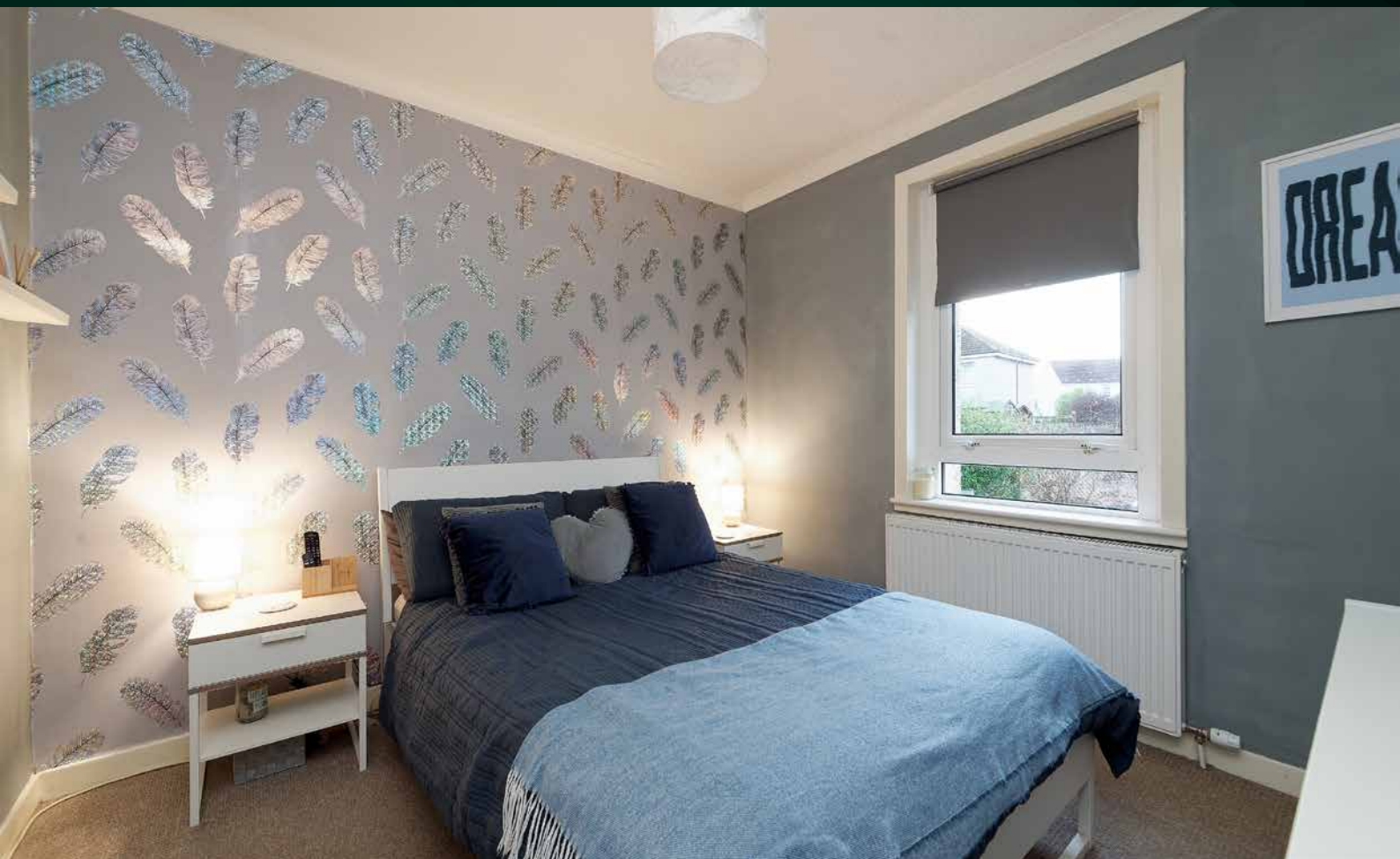
THE BATHROOM



BEDROOM 1



BEDROOM 2

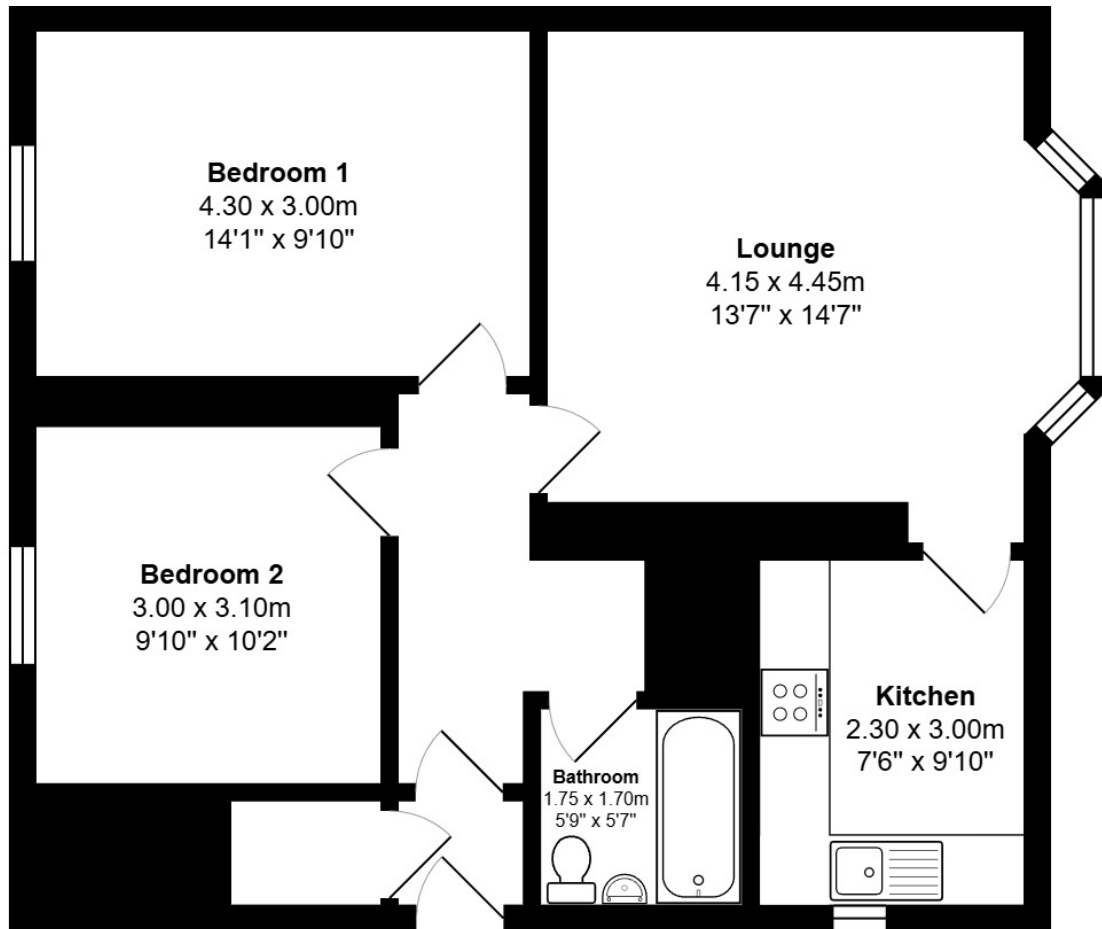


Further benefits include double glazing throughout, on-street parking and a well-maintained front garden area. Early viewing is highly recommended.

EXTERNALS



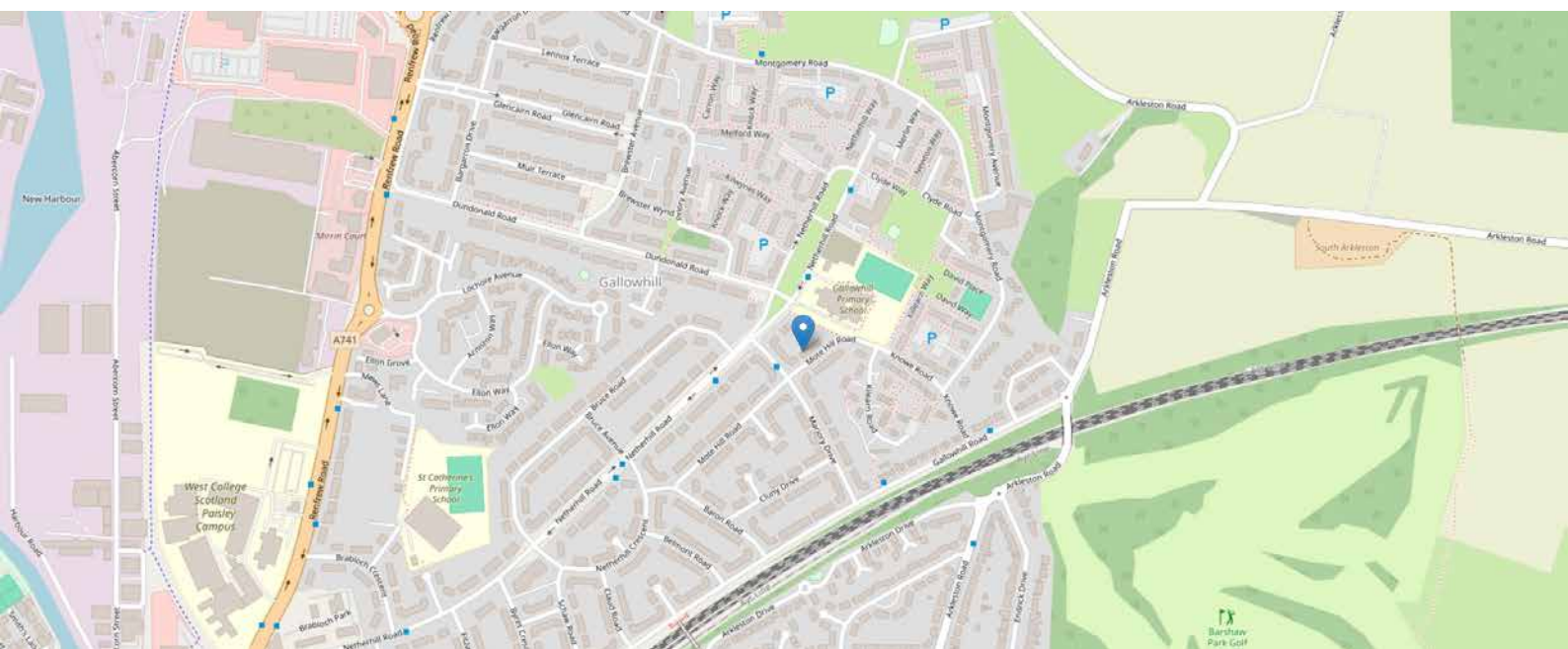
FLOOR PLAN & DIMENSIONS



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 62m² | EPC Rating: C

Buyer's Premium Value: £2500.00



THE LOCATION

The property is well placed for a wide range of local amenities, including the nearby Braehead Shopping Centre which offers an excellent selection of shops, restaurants and leisure facilities.





Transport links are easily accessible, providing quick connections to Paisley, Glasgow City Centre, Silverburn and surrounding areas. Glasgow Airport is only a short distance away, while Paisley town centre is within comfortable walking distance, making this a highly convenient and desirable location.



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