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28 Greenlaw Drive  
Paisley  
PA1 3RU



## LOCATION

Located within one of Paisley's most sought-after locations, this rarely available, one bedroom flat on the ground floor is presented in walk-in condition throughout.

## ACCOMMODATION

The property opens into a welcoming reception hall with built-in storage cupboard. The lounge boasts a patio door which leads out on the garden area, with views over Kelburne Cricket Club. The open plan kitchen benefits from a selection of modern wall and floor mounted cupboards, space for white goods and a large window allowing maximum light exposure. The double bedroom is generously sized and comes with a built-in wardrobe. Completing the property is a modern shower room.

The property specification includes full double glazing and an electric storage heating system with modern radiators. The building is protected by an audio security entry system and externally there is a large shared parking area for use of the residents and communal landscaped garden grounds. The flat is in close proximity to local amenities such as restaurants, shops and bars and Paisley High Street is a 10-minute walk away. The nearby M8 Motorway network connects Paisley to the central belt with ease.

Viewing is recommended to avoid disappointment.

## MEASUREMENTS

Kitchen	7'47 x 10'41 thru to lounge 22'82
Lounge	12'81 x 11'70
Bedroom	9'95 x 11'57
Bathroom	8'87 x 4'98

Council Tax Band C

EPC Band E

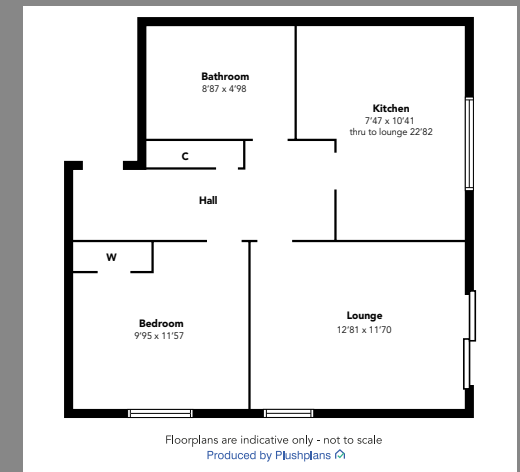
Factored Building

## DATE OF ENTRY

Negotiable

## VIEWING

Wright & Crawford 0141-887-6211



### DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.