



29 Marchbank Gardens
Ralston, Paisley | PA1 3JD

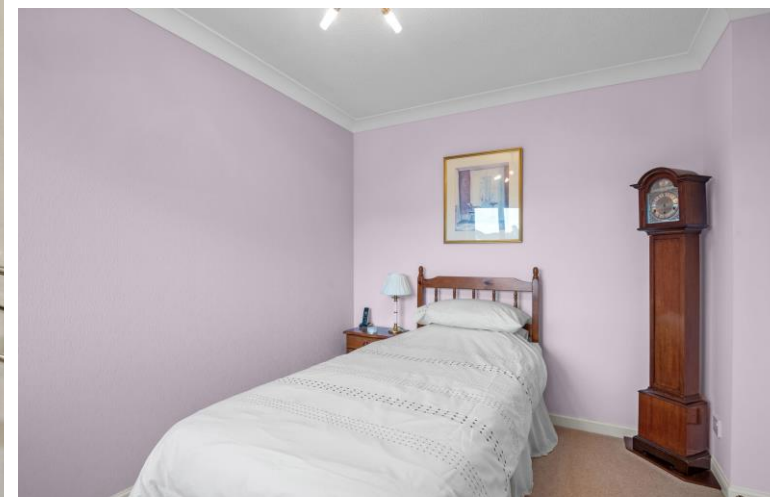
pattison&co

Offers Over £179,000



29 Marchbank Gardens, Ralston, Paisley, PA1 3JD

Nestled in the charming Marchbank Gardens, this delightful two-bedroom apartment offers a unique opportunity for those seeking a comfortable and convenient living space in Ralston, Paisley. This attractive property is situated on the preferred top floor, providing not only a sense of privacy but also an abundance of natural light that fills the bright and airy living room. Both bedrooms are generously sized and feature inbuilt storage, ensuring that space is maximised for your convenience. The well-appointed kitchen is a highlight of the home, offering ample room for a small dining table. The neutral-toned wall and floor-mounted cabinetry create a modern and inviting atmosphere. The accommodation is completed with a well proportioned walk-in- shower room with WC. Access to the property is via a communal stair, and residents can enjoy the beautifully maintained communal gardens, perfect for relaxation or socialising with neighbours. Additionally, this flat comes with an allocated parking space, a valuable asset in this desirable area. The location of Marchbank Gardens is particularly appealing, with easy access to local shopping facilities and excellent transport links. The nearby motorway ensures that commuting to Glasgow and beyond is both quick and convenient, making this property an ideal choice for professionals and families alike. This property is one of the few flatted homes available in this sought-after development, making it a rare find in the market. With its combination of space, light, and a prime location, this home is sure to attract interest from discerning buyers. Don't miss the chance to make this lovely property your own.



All room measurements are taken at the longest and widest points and are approximate:-

Foyer: 1.80m x 2.07m

Hall: 2.34m x 1.70m

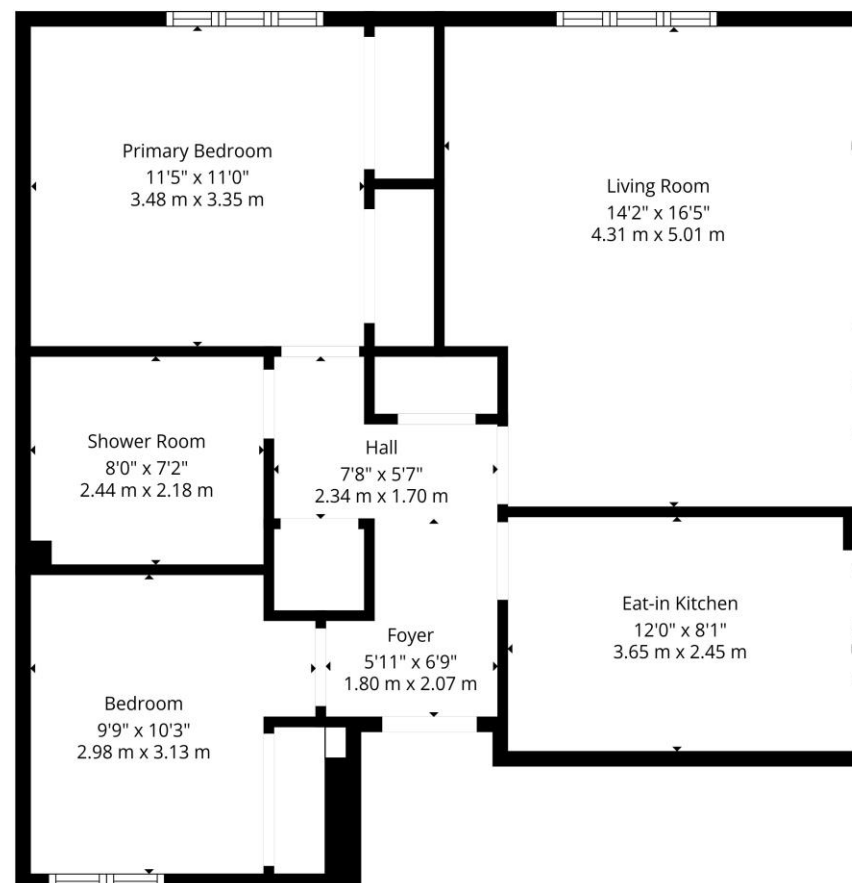
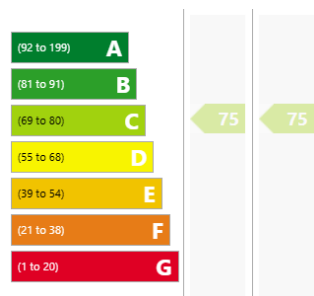
Living Room: 4.31m x 5.01m

Kitchen: 3.65m x 2.45m

Bedroom 1: 3.8m x 3.35m

Bedroom 2: 2.98m x 3.13m

Shower Room: 2.44m x 2.18m



TOTAL: 743 sq. ft, 69 m2
1st floor: 743 sq. ft, 69 m2
EXCLUDED AREAS: WALLS: 59 sq. ft, 6 m2

Floorplan Created By Procapture Media. Measurements Deemed Highly Reliable But Not Guaranteed.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



117 Byres Road, GLASGOW, G12 8TT
www.pattisonandcompany.com Fax: 0141 357 2871 propertyadmin@pattisonandcompany.com

0141 334 7706