


property details **approval form**

Plot 1 Academy Square, Maxwellton Road, Paisley, Renfrewshire, Scotland, PA1 2RB

Date: 18 December 2025

Property Ref and Version: PA1113429 - 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.

property details **approval form**

Plot 1 Academy Square, Maxwellton Road, Paisley, Renfrewshire, Scotland, PA1 2RB

Date: 18 December 2025

Property Ref and Version: PA1113429 - 0001

>> **price**

from £259,995

Tenure: Freehold

>> **key features**

- > Three-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**

Stunning three-bedroom apartment in Academy Square featuring premium finishes, Juliette balconies, landscaped surroundings, lift access and superb energy efficiency. A sleek, modern home designed for comfort, style and effortless living.

>> **long description**

Experience refined contemporary living in this exceptional three-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 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. Early purchasers can personalise selected finishes, complemented by fixed pricing and the security of NHBC guarantees. Premium fitted kitchens, quality appliances and en-suite principal bedrooms are included as standard.

Designed for modern 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.

property details **approval form**

Plot 1 Academy Square, Maxwellton Road, Paisley, Renfrewshire, Scotland, PA1 2RB

Date: 18 December 2025

Property Ref and Version: PA1113429 - 0001

>> room description

Entrance Hallway

Lounge/Dining

18' 7" x 13' 1" (5.66m x 3.99m)

Kitchen

Irregular Shaped Room 13' 4" max x 11' 2" max (4.06m max x 3.40m)

Principal Bedroom

Irregular Shaped Room 11' 6" max x 9' 5" max (3.51m max x 2.87m)

En-Suite

Bedroom 2

11' 1" x 8' 10" (3.38m x 2.69m)

Bedroom 3

Irregular Shaped Room 11' 1" max x 8' 2" max (3.38m max x 2.49m)

Bathroom

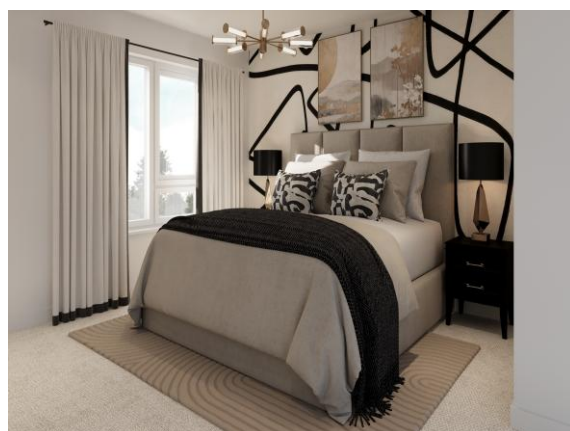
property details **approval form**

Plot 1 Academy Square, Maxwellton Road, Paisley, Renfrewshire, Scotland, PA1 2RB

Date: 18 December 2025

Property Ref and Version: PA1113429 - 0001

>> **property images**



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

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

property details **approval form**

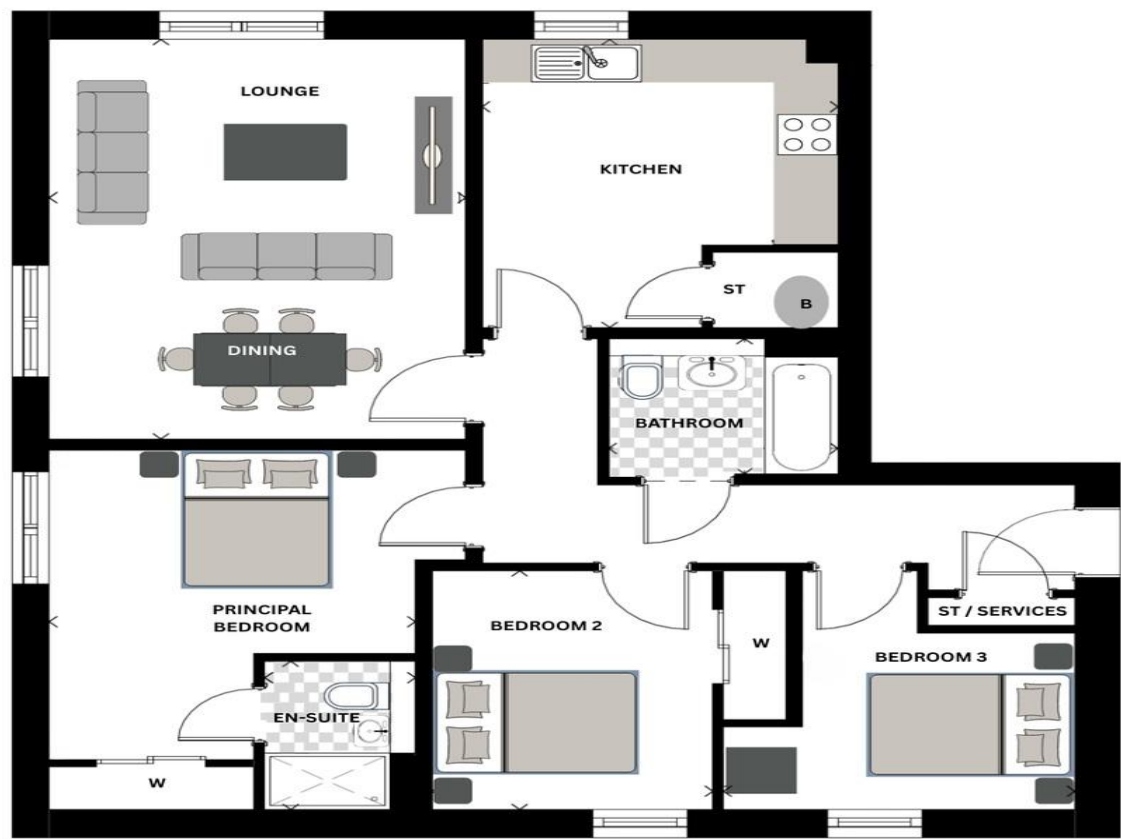
Plot 1 Academy Square, Maxwellton Road, Paisley, Renfrewshire, Scotland, PA1 2RB

Date: 18 December 2025 **Property Ref and Version:** PA1113429 - 0001

property details **approval form**

Plot 1 Academy Square, Maxwellton Road, Paisley, Renfrewshire, Scotland, PA1 2RB
Date: 18 December 2025 **Property Ref and Version:** PA1113429 - 0001

>> floor plan



>> approval

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