



Oakshaw Street East | | Paisley | PA1 2DD

Offers Over £180,000

**moving**

ESTATE AGENTS

Moving Estate Agents are delighted to welcome to the market Oakshaw Street East.

An excellent modern luxury duplex flat, which will appeal to a range of buyers, from a first-time buyer to sellers looking to downsize.

#### Property Description

This truly outstanding two-bedroom duplex apartment is located on the top floor. Oakshaw Street East enjoys an excellent elevated position in Paisley town centre, overlooking the town's skyline. The well-presented property features two bedrooms and is presented to the market in excellent condition.

The accommodation features a secure entry system to the communal hallway, with stair access to all levels. Through the main door of the property, you enter the welcoming reception hall. From the hall, you will have access to all rooms. On the ground floor level, there are two double bedrooms, with the master bedroom benefiting from an en-suite shower room. Bedroom two features a full-length Juliet window, offering stunning views, and both rooms benefit from built-in storage. Finishing the ground floor accommodation is the family bathroom, with a three-piece suite and a shower over the bath.

Taking the stairs to the upper level, you will find the large, open-plan lounge/dining area with a full-length Juliet-style window, again offering stunning views across Paisley's skyline. The kitchen is a semi-open plan and features a range of floor and wall units, as well as contrasting worktops.

The property further benefits from Gas central heating, double glazing, a balcony currently accessed from the kitchen window, and externally, residents designated parking and communal gardens.

The property was designed with the environment in mind; therefore, it is well insulated and offers a highly efficient home.

Properties of this type are rare on the open market and offer a wonderful opportunity for the discerning buyer seeking something special and innovative. Within a fabulous location close to all the main attractions of Paisley Abbey and Town Hall, with excellent transport and road links.

Oakshaw Street East itself provides an array of local amenities, with only a short walk to Paisley Town Centre and Gilmour Street train station, offering a ten-minute commute to Glasgow city centre. A range of supermarkets, shops, bars, restaurants and transport links in the area. Regular buses and rail links to other areas of Paisley and beyond.

The M8 motorway network is also close by leading to Glasgow International Airport, Glasgow City Centre as well as other nearby locations.

Whilst we endeavour to provide as accurate information as possible our particulars are for reference only and should not form part of any contract or offer. Measurements are taken at the widest points and our floor plans may not be exactly to scale.

Please refer to the sellers commissioned professional Home Report for further information. The Home Report (Property Questionnaire) will indicate to the best of the seller's knowledge as to the supplied services to the property. Council Tax Band, Gas & Electricity planning proposals and any associated risks to the property can be found here.

