



Espedair Street | | Paisley | PA2 6NT

Offers Over £90,000

**moving**

ESTATE AGENTS



Moving Estate Agents are delighted to welcome to the market Espedair Street.

An excellent two-bedroom modern flat, in a great location.

Property Description

This truly outstanding two-bedroom flat is located on the first floor. This property has a central location and is on the doorstep of Paisley Canal Railway Station and has views across the Saucelhill Park.

From the secure entry door, you enter a carpeted communal hallway with stair access to all main apartments. Taking the stairs to the main door of the property, you enter the main entrance hall, where you will have access to all rooms. The lounge sits to the rear, with a large picture window that provides ample natural light thanks to its open outlook and stunning views across Saucelhill Park. The modern fitted kitchen features floor- and wall-mounted units, contrasting worktops, and sits just off the lounge. There are two double bedrooms, both with built-in storage. The family bathroom completes the property with a three-piece suite and a shower over the bath. Externally, the property has residents' parking to the rear.

The property also benefits from Gas Central Heating, Double Glazing, excellent storage throughout and off-street residents' parking.

Espedair Street itself offers an array of local amenities, with Morrisons and Aldi on your doorstep, just off Neilston Road, and within walking distance of Paisley Town Centre. Regular buses and rail links give easy access to 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 seller's commissioned professional Home Report for further information and all Material Facts as to the Property. 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.

