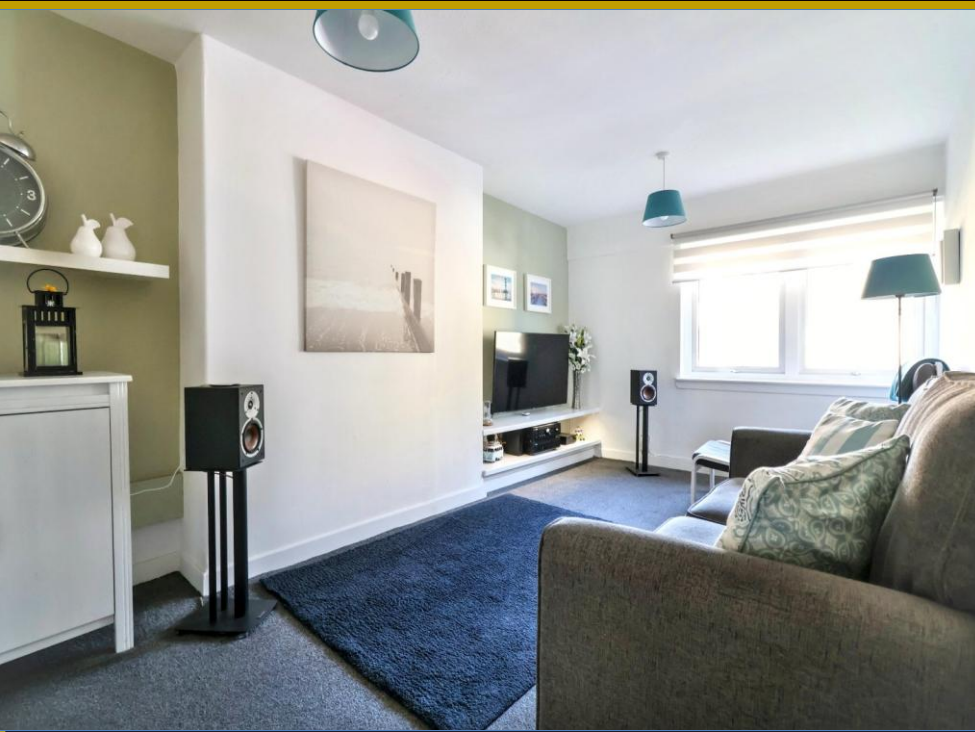


# walker laird

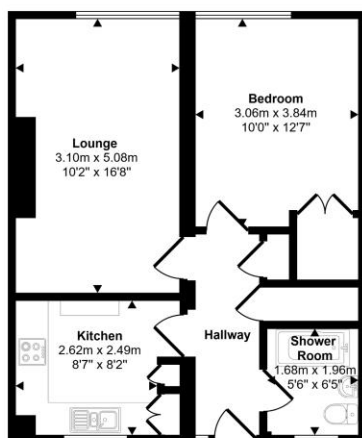
solicitors and estate agents



6B South Campbell Street,  
Paisley, PA2 6LR

[walkerlaird.co.uk](http://walkerlaird.co.uk)

Approx Gross Internal Area  
49 sq m / 529 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

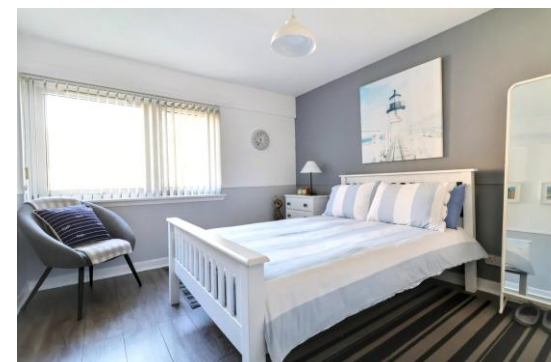
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This attractive Flat occupies the first floor at South Campbell Street, conveniently located for access to Paisley town centre. The immaculate, one bedroom home is ready to go and perfect for a first time buyer or investor.

The accommodation comprises: Hallway complete with storage space; Living Room; Kitchen featuring modern cabinetry, tiled splash, oven, electric hob and extractor hood; double Bedroom with fitted storage; and a modern Shower Room with a large walk in shower tray, mains shower, w.c and basin.

The property is presented in fresh and neutral tones. The specification includes gas central heating and double glazing.

South Campbell Street is ideally placed close to a variety of local amenities, including banks, shops, Aldi and Morrisons supermarket. Public transport is close at hand in the shape of bus services which operate throughout the local area and Paisley Canal Train Station allowing access to Glasgow City Centre. The M8 Network is also easily accessible for commuter travelling to Glasgow and further afield.



#### VIEWING

Strictly by appointment with selling agents, by calling

#### OFFERS

All offers should be submitted to:  
9 Gilmour Street, Paisley PA1 1DG  
Telephone: 0141 887 5271 Fax: 0141 886 7327

walker laird

solicitors and estate agents

Paisley

9 Gilmour Street, Paisley, Renfrewshire, PA1 1DG

paisleyea@walkerlaird.co.uk

walkerlaird.co.uk

Disclaimer - IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. Whilst every precaution has been taken to ensure accuracy, if there is any aspect which is critical to your interest or which you find misleading please contact us for further information. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are taken with a laser tape measure, should not be relied upon for furnishing purposes and are approximate. Floor plans are for guidance only and illustration purposes only and may not be to scale.