

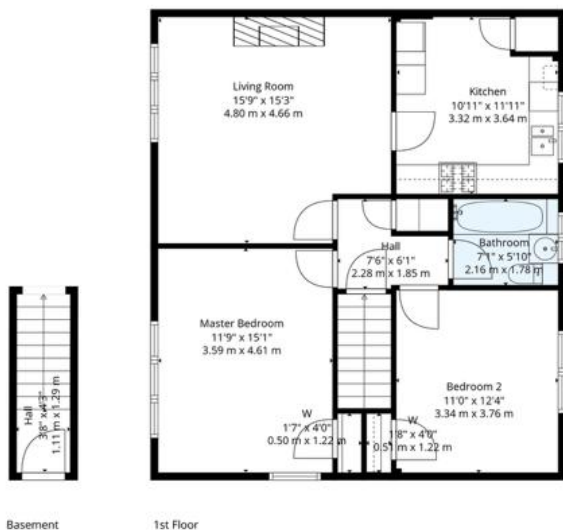
# walker laird

solicitors and estate agents

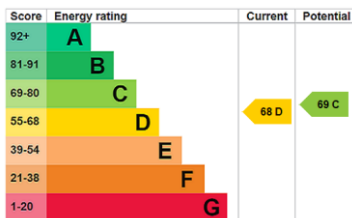


2 Harelaw Crescent, Paisley,  
Renfrewshire, PA2 8NH

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TOTAL: 863 sq. ft. 80 m<sup>2</sup>  
 Basement: 44 sq. ft. 4 m<sup>2</sup>, 1st floor: 819 sq. ft. 76 m<sup>2</sup>  
 EXCLUDED AREAS: W: 15 sq. ft. 2 m<sup>2</sup>, WALLS: 75 sq. ft. 7 m<sup>2</sup>



Spacious UPPER COTTAGE FLAT located in the popular pocket of Glenburn in Paisley. The well-appointed two bedroom property occupies an elevated position with a private garden area offering an open outlook, and is offered to the market in excellent order. An ideal purchase for first time buyers or those looking to downsize.

The accommodation comprises: Vestibule; stairs leading to Hallway complete with useful storage; spacious Lounge featuring a modern recessed fire unit and space for a wall mounted TV; Kitchen incorporating white gloss units, oven, gas hob and built in microwave; two double Bedrooms with cupboard space; and a family Bathroom complete with white gloss vanity unit, wc, bath and electric shower.

Further benefits include double glazed window units and gas central heating.

Harelaw Crescent is ideally placed for local amenities at Braehead Road and Skye Crescent. Paisley itself offers a wide variety of retail and leisure activities which are easily accessible. There are regular bus services throughout the local area and frequent train services to Glasgow City Centre from Paisley Canal and Paisley Gilmour Street Train Stations. Schooling available both at primary and secondary levels. The M8 Network, Glasgow Airport, Silverburn Shopping Centre and the Braehead Complex are all within easy reach.



#### VIEWING

Strictly by appointment with selling agents, by calling

#### OFFERS

All offers should be submitted to:  
 10 Canal Street, Renfrew, PA4 8QD  
 Telephone: 0141 886 5678 Fax: 0141 886 7327

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Paisley

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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.