

# walker laird

solicitors and estate agents



1/1, 43 Saucel Crescent, Paisley,  
Renfrewshire, PA1 1UD

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

**1/1 43 Saucel Crescent, Paisley**

Approximate Gross Internal Area = 70.5 sq m / 759 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale. (ID 526534)

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

Presented to the market in walk-in condition, this stylish larger-style two-bedroom first-floor flat occupies a prime position within a cul-de-sac centrally located in Paisley. The property benefits from a master en-suite, private parking, secure door entry, gas central heating and double glazing throughout — making it an attractive proposition for a wide range of buyers.

Internally, the accommodation is well-appointed throughout. The generously proportioned open-plan living room and kitchen area provides a bright and sociable space well-suited to modern living. The master bedroom is a particular highlight, featuring dual apex windows which frame views of the historic Paisley Abbey, complemented by fitted wardrobes and an en-suite shower room. A second double bedroom and a bathroom complete the accommodation. There is also a dedicated car park to the rear of the building.

The location is extremely well served for transport connections, with Paisley Canal station and Paisley Gilmour Street just a short distance away, providing frequent services into Glasgow city centre and beyond. Easy access to Paisley town centre, local amenities and the M8 motorway network further enhances the appeal of this address.

An excellent opportunity for first-time buyers, commuting professionals and buy-to-let investors alike — early viewing is highly recommended.



**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.