

walker laird

solicitors and estate agents



Flat 57 Kelburne Court, 51
Glasgow Road, Paisley,

walkerlaird.co.uk

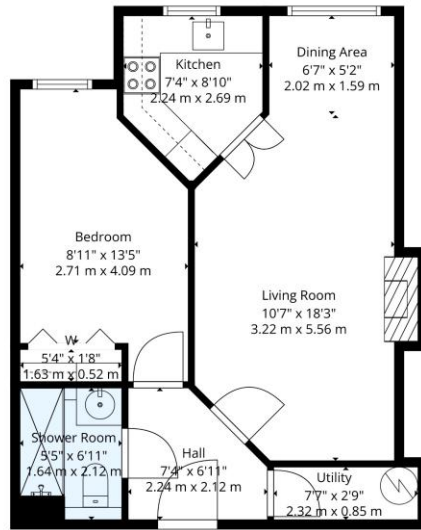
This third floor Retirement Flat is located in the popular Kelburne Court at Glasgow Road in Paisley. The well appointed one bedroom property enjoys lift access and is ideally located for local amenities.

The accommodation is comprised of: Hallway complete with storage/ utility cupboard; spacious Lounge with a feature fireplace; fitted Kitchen incorporating oven, electric hob and extractor hood; Bedroom with fitted mirror wardrobes and a Shower Room with a double cubicle, mains shower, w.c and basin with vanity unit.

The property is accessed via a secure door entry system and includes electric heating and double glazing.

Kelburne Court itself offers benefits including: a communal residents' lounge; a communal laundrette; a guest flat; communal gardens; and an on site House Manager.

The nearby Glasgow Road offers a good variety of amenities including shops, the Tesco supermarket, . For the commuter the M8 Network and Hawkhead Train Station are easily accessible. Braehead is only a short distance away offering a further variety of retail and leisure activities.



TOTAL: 502 sq. ft, 47 m²
 1st floor: 502 sq. ft, 47 m²
 EXCLUDED AREAS: W: 9 sq. ft, 1 m², FIREPLACE: 7 sq. ft, 1 m², WALLS: 46 sq. ft, 4 m²
Created By Walker Laird



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	81 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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.