

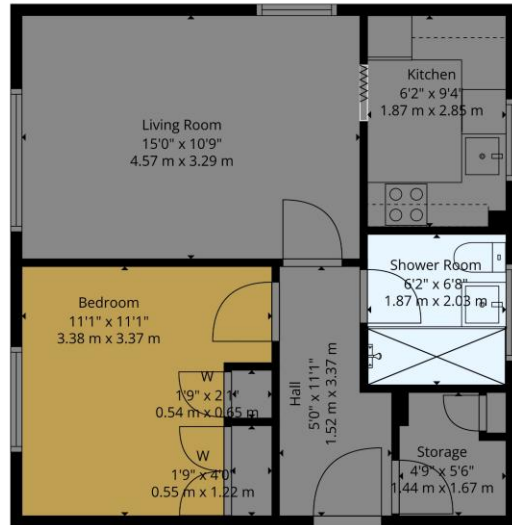
walker laird

solicitors and estate agents



0/1, 47 Affric Drive, Paisley,  
Renfrewshire, PA2 7PE

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Total: 439 sq. Ft. 41 m<sup>2</sup>  
 1st Floor: 439 sq. Ft. 41 m<sup>2</sup>  
 Excluded Areas: Storage: 24 sq. Ft. 2 M<sup>2</sup>, W: 12 sq. Ft. 1 M<sup>2</sup>, Undefined: 2 sq. Ft. 0 M<sup>2</sup>,  
 Walls: 44 sq. Ft. 4 m<sup>2</sup>

Floor Plan Created by Cubicase App. Measurements Deemed Highly Reliable But Not Guaranteed.



A beautifully presented ground floor Flat at Affric Drive in the popular Dykebar area of Paisley. The one bedroom home enjoys a good open aspect at the rear and would suit a first time buyer or downsizer.

The accommodation comprises: Hallway complete with walk in storage space; bright Living Room; Kitchen featuring wall and base units incorporating oven, electric hob and cooker hood; double Bedroom with fitted wardrobes and a modern Shower Room.

The property is double glazed and served by gas central heating. It is presented in fresh and neutral tones throughout.

There is a communal garden space at the rear which enjoys a great open aspect.

Affric Drive enjoys a superb location ideally placed for ease of access to a wide variety of Paisley's excellent amenities including shops, restaurants and bars. Paisley Town Centre is only a short distance away. Paisley has many good transport links at Gilmour Street and Canal Street Train stations, as well as the nearby M8 Network and local bus routes. Braehead, the RAH, Phoenix Retail Park, Glasgow Airport and the University of the West of Scotland are all on the doorstep.



**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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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.