

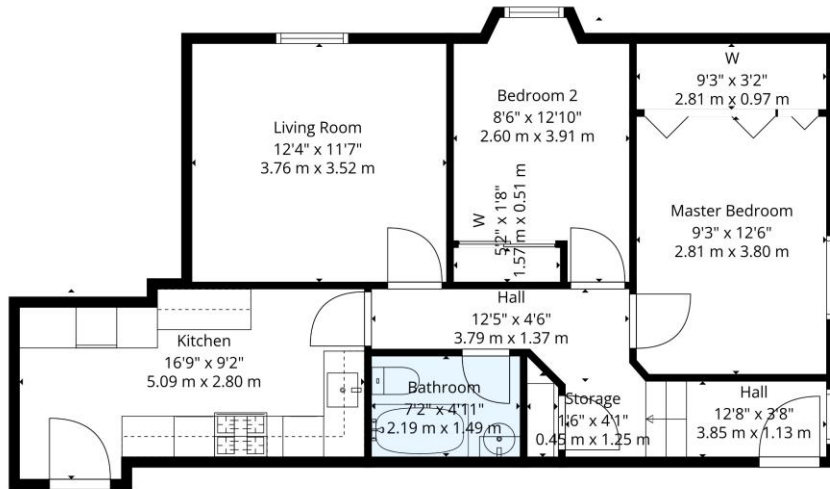
# walker laird

solicitors and estate agents



Flat 4, The Stables, 38 Ferguslie,  
Paisley, Renfrewshire, PA1 2QT

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**TOTAL: 644 sq. ft. 60 m<sup>2</sup>**  
 1st floor: 644 sq. ft. 60 m<sup>2</sup>  
 EXCLUDED AREAS: W: 38 sq. ft. 4 m<sup>2</sup>, STORAGE: 6 sq. ft. 1 m<sup>2</sup>, WALLS: 61 sq. ft. 5 m<sup>2</sup>  
Created By Walker Laird

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

Seldom available and full of character, this appealing mews-style apartment forms part of the former stables of Ferguslie House, originally built in the early 19th century by the renowned Coats family. Set within an impressive Victorian blonde sandstone development, this unique home offers stylish accommodation on the ground floor set within attractive communal grounds.

The Stables were sympathetically converted by Ossian Homes in the late 1990s, creating an exclusive collection of just fourteen individual residences centred around a charming courtyard setting.

The accommodation comprises a welcoming hallway with useful understairs storage, a bright and spacious lounge featuring ornate cornicing and a decorative ceiling rose, and a fitted dining kitchen complete with gloss units, gas hob, oven and extractor hood.

There are two generously proportioned double bedrooms, both benefiting from built-in wardrobes, alongside a tiled bathroom fitted with a white three-piece suite including bath with shower mixer taps. The kitchen also provides direct access to the beautifully maintained communal rear courtyard with fountain, seating areas and landscaped surrounds.

Further features include gas central heating, double glazing, an allocated parking space, additional visitor parking and attractive communal gardens. Residents also enjoy access to a communal barbecue and social area with shared vegetable and flower beds.



#### 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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