

# walker laird

solicitors and estate agents



49 McLean Place, Paisley,  
Renfrewshire, PA3 2DG

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

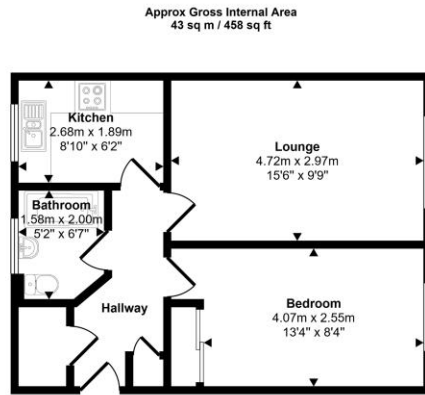
This modern, second floor Flat is located in a popular cul de sac at Mclean Place in Paisley. The attractive, one bedroom property is perfect as a first time buy or buy to let.

The accommodation comprises: Hallway complete with storage space; Living Room with a good open aspect and space for dining; Kitchen featuring fitted cabinets and a freestanding cooker, cooker hood and space for appliances; double Bedroom with mirror wardrobes; and a modern Bathroom enhanced by a modern white suite and wet wall panelling.

The property is presented in neutral tones. There is electric storage heating and double glazing.

An ample car park offers plenty off street parking. The building is accessed via a secure door entry system.

McLean Place is within easy reach of the M8 Network at St. James Interchange. Local transport provision is excellent with Paisley St. James and Paisley Gilmour Street train stations nearby, as well as regular bus services on the doorstep. Paisley itself offers a wide variety of amenities within the town centre, which is a short distance away. For a wider variety of retail and leisure amenities, Braehead and the Phoenix Retail Park are also within easy reach.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
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.