

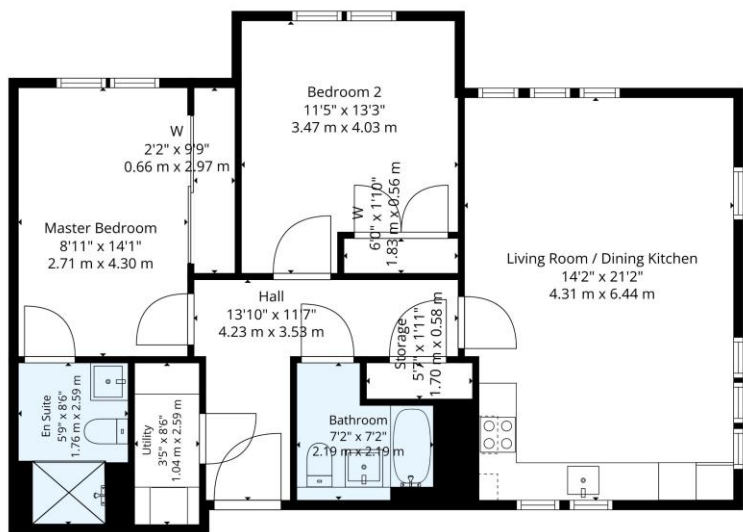
walker laird

solicitors and estate agents



Flat 8, 22 Hunterhill Road,  
Paisley, Renfrewshire, PA2 6EY

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



**TOTAL: 815 sq. ft. 76 m<sup>2</sup>**  
 Basement: 815 sq. ft. 76 m<sup>2</sup>  
 EXCLUDED AREAS: W: 32 sq. ft. 3 m<sup>2</sup>, STORAGE: 11 sq. ft. 1 m<sup>2</sup>, WALLS: 64 sq. ft. 6 m<sup>2</sup>  
Created By Walker Laird

Beautifully presented and occupying a desirable second-floor position, this impressive modern apartment offers spacious, stylish accommodation within easy reach of Paisley town centre. Finished to a high standard throughout and presented in true walk-in condition, the property is certain to appeal.

The accommodation is accessed via a secure door entry system and comprises a welcoming reception hallway with the added benefit of a useful utility/storage space. The heart of the home is the bright open-plan lounge and kitchen, offering an excellent space for both relaxing and entertaining. The contemporary kitchen is fitted with modern units alongside an integrated oven, electric hob, extractor hood and stainless steel splashback.

There are two well-proportioned double bedrooms, both enhanced by fitted wardrobes, with the principal bedroom further benefiting from a stylish en-suite shower room featuring a double shower enclosure and mains shower. A modern main bathroom completes the accommodation and includes a white three-piece suite and contemporary finishes.

Further features include gas central heating, double glazing, secure entry system and a private allocated parking space.

Hunterhill Road is ideally situated for convenient access to Paisley town centre and a wide variety of amenities including shops, cafés, restaurants, schools and leisure facilities. Excellent transport connections are available



#### 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.