

walker laird

solicitors and estate agents



25/1 Knockside Avenue, Paisley,
Renfrewshire, PA2 8LP

walkerlaird.co.uk

This first floor Flat occupies a great corner position within a tree lined street in the Glenburn area. The property boasts a substantial layout with three bedrooms and apportioned garden space outside.

The accommodation comprises: hallway; spacious dual aspect living room with ample dining space; kitchen featuring fitted wall and base units, tiled splash, oven and gas hob; three bedrooms; and a tiled shower room with an electric shower.

The property is served by gas central heating and is double glazed.

There is an apportioned section front garden at the flat, as well as a section at the back. There is also a communal drying area.

Knockside Avenue is within walking distance to the Gleniffer Braes, making it an ideal location for families and dog walkers. The property is also close to local schooling and local shops. Paisley itself offers a wide variety of retail and leisure amenities and excellent public transport links at Paisley Gilmour Street and Canal Street Station. Braehead, Silverburn, Glasgow Airport and the M8 Network are all nearby.

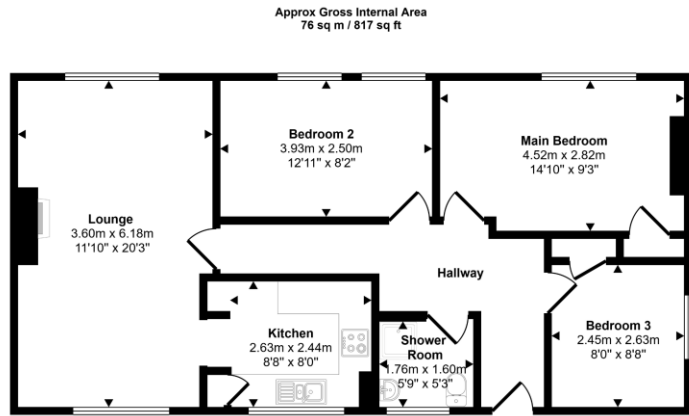


VIEWING

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



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	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Paisley

9 Gilmour Street, Paisley, Renfrewshire, PA1 1DG

paisleyea@walkerlaird.co.uk

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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.