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146 Polsons Crescent, Paisley,
Renfrewshire, PA2 6AX

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TOTAL: 1221 sq. ft. 113 m²
 1st floor: 724 sq. ft. 67 m², 2nd floor: 497 sq. ft. 46 m²
 EXCLUDED AREAS: STORAGE: 20 sq. ft. 2 m², BAY WINDOW: 6 sq. ft. 1 m², FIREPLACE: 6 sq. ft. 1 m²,
 W: 37 sq. ft. 4 m², MASTER BEDROOM: 8 sq. ft. 0 m², WALLS: 114 sq. ft. 12 m²

This desirable Detached family home located in the highly sought after Polsons Crescent in Paisley offers a comfortable and flexible layout ideal for family living and is perfectly positioned near Paisley Town Centre, the Royal Alexandra Hospital (RAH), Brodie Park, and Canal Street train station.

The well appointed three to four bedroom accommodation comprises; Entrance hall, lounge with dining area, conservatory, fitted kitchen incorporating a cooker, gas hob and space for appliances, and a family room off the kitchen currently used a bedroom. Upstairs there are three bedrooms, en- suite shower room and a family bathroom with shower over the bath.

Outside the front is monoblocked creating a private off-street driveway for ample car parking and the rear garden is mainly grass with some paving slabs.

The property is enhanced by gas central heating and double glazing.

Paisley offers a wide variety of amenities including shopping, bars, restaurants, cafes and many other leisure activities. Paisley Canal Train Station is close at hand. Further transport links via the M8 Network and Paisley Gilmour Street Station are also easily accessible. Braehead and Silverburn are both short drives away.



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		
69-80	C	75 C	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.