

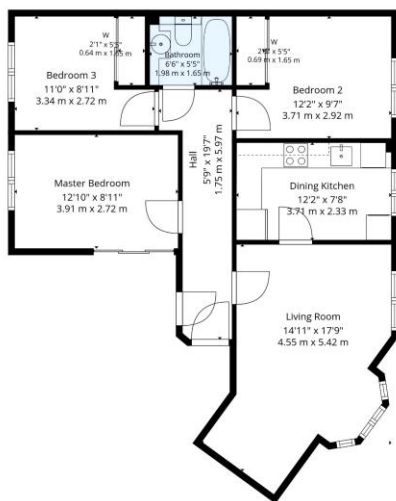
walker laird

solicitors and estate agents



3/1, 6 Stirrat Crescent, Paisley,
Renfrewshire, PA3 1RA

walkerlaird.co.uk



TOTAL: 742 sq. ft. 69 m²
 1st floor: 742 sq. ft. 69 m²
 EXCLUDED AREAS: W: 23 sq. ft. 2 m², WALLS: 65 sq. ft. 6 m²
Created By Walker Laird

Occupying a top floor position, this spacious three-bedroom flat is presented in excellent condition throughout and offers bright, well-proportioned accommodation ideally placed for transport links and amenities.

The accommodation comprises a welcoming reception hallway with excellent storage, including a large walk-in cupboard, a generous bay-windowed lounge with ample space for both living and dining furniture, and a well-appointed kitchen fitted with a range of wall and base units. The kitchen further benefits from a breakfast bar, integrated electric oven, hob and extractor hood.

There are three double bedrooms with fitted wardrobes. The bathroom is fitted with a contemporary white three-piece suite incorporating a bath with shower.

➤ Further benefits include double glazing, electric heating, secure door entry and a private parking space.

Paisley itself offers a wide variety of amenities including shopping, bars, restaurants and leisure activities. There is local schooling within easy reach, both at primary and secondary levels. For those who commute, public transport links include local bus services and frequent train services to Glasgow from Paisley St. James, Paisley Gilmour Street and Canal Stations. The M8 Network is also easily accessible. Braehead is a short drive 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	80 C	83 B
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

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.