

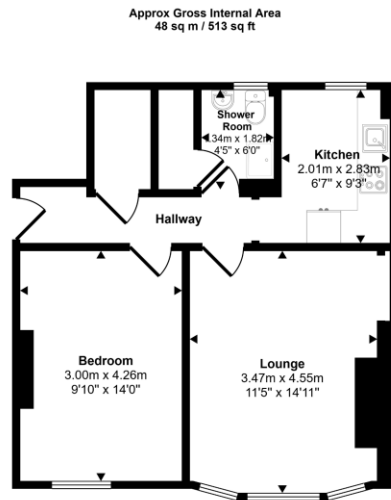
walker laird

solicitors and estate agents



35 Craggs Road,
Paisley, PA2 6RA

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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	69 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This stunning lower cottage flat is offered to the market in walk in condition. The one bedroom ground floor property will make a comfortable an cosy home for the right buyer. The property is located in the popular Lochfield area of Paisley.

The accommodation comprises: hallway, living room with media wall, breakfasting kitchen with modern fitted units, oven, electric hob and extractor, generous bedroom, and a shower room.

The property is well presented throughout and benefits from both double glazing and gas central heating.

There is also ample outdoor space with a chipped front garden and an apportioned back garden.

Crags Road enjoys a superb location ideally placed for ease of access to a wide variety of Paisley's excellent amenities including shops, restaurants and bars. Paisley Town Centre is only a short distance away. Paisley has many good transport links at Gilmour Street and Canal Street Train stations, as well as the nearby M8 Network and local bus routes. Braehead, the RAH, Phoenix Retail Park, Glasgow Airport and the University of the West of Scotland are all on the doorstep.



VIEWING

Strictly by appointment with selling agents, by calling 0141 887 5271

OFFERS

All offers should be submitted to: paisleyea@walkerlaird.co.uk

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