walker laird

solicitors and estate agents

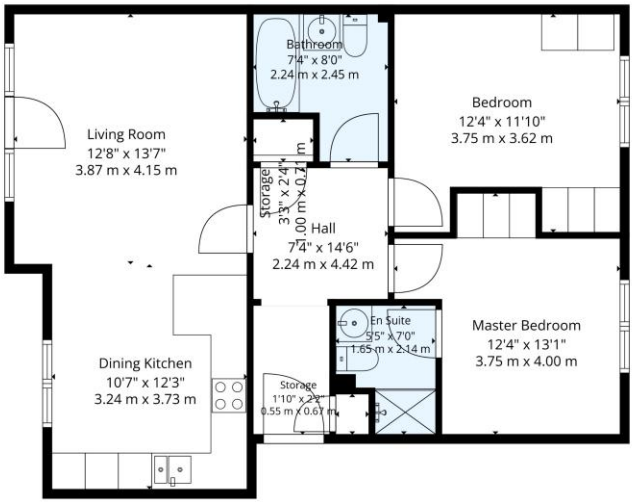




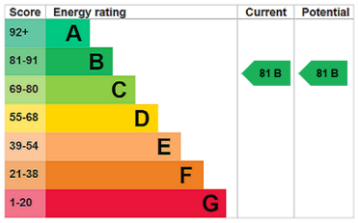
2/2, 17 Braids Circle,

Paisley, PA2 6HS

walkerlaird.co.uk



TOTAL: 755 sq. ft, 70 m2
1st floor: 755 sq. ft, 70 m2
EXCLUDED AREAS: STORAGE: 12 sq. ft, 1 m2, WALLS: 60 sq. ft, 6 m2



This stylish two-bedroom second floor apartment is set within the desirable Braids Circle development, a quiet cul-de-sac towards the south side of Paisley. Bright, spacious and beautifully presented throughout, the property offers modern open plan living and is offered to the market in excellent condition.

The accommodation comprises a welcoming entrance vestibule with useful storage, inner hallway and a bright open-plan lounge, dining area and fitted kitchen. The sleek kitchen provides an excellent range of units and worktop space together with a selection of integrated appliances.

There are two well-proportioned double bedrooms, both benefiting from fitted wardrobes. The principal bedroom also features an en-suite shower room, while a separate bathroom is partially tiled and fitted with a modern white suite, wall mounted mirror and vanity furniture.

Presented in fresh, neutral tones throughout, the apartment enjoys excellent natural light and further benefits from generous storage, gas central heating, double glazing, partially floored attic with generous storage and secure entry.

Externally, Braids Circle is surrounded by well-maintained communal grounds and benefits from private residents' parking.

The property enjoys a convenient position close to the wide range of everyday amenities available on nearby Neilston Road. Paisley town centre is also within easy reach, offering an excellent selection of shops, restaurants and leisure facilities, together with regular bus services and rail connections from Paisley Gilmour Street. The M8 motorway network is readily accessible, providing convenient links to Glasgow, Glasgow Airport and Braehead.





VIEWING

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

OFFERS

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

walker laird
solicitors and estate agents

Paisley
10 Canal Street, Renfrew, Renfrewshire, PA4 8QD
0141 886 5678
estateagency@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.