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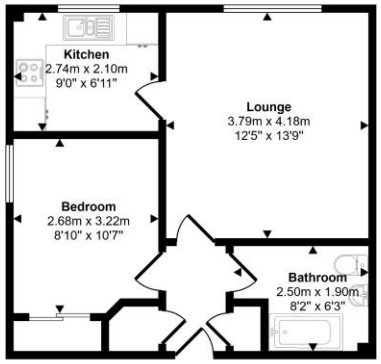




44 Arniston Way, Paisley,
Renfrewshire, PA3 4BZ

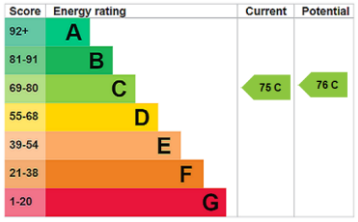
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Approx Gross Internal Area
41 sq m / 443 sq ft



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.



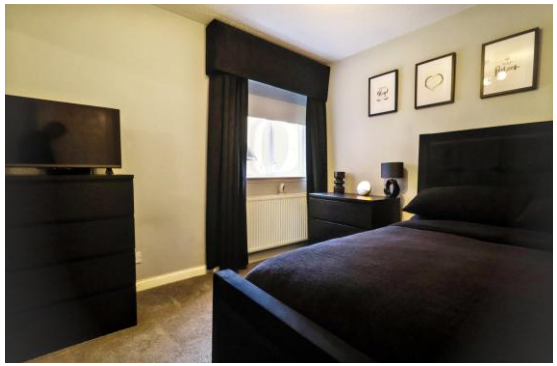
An immaculately presented Flat occupying the ground floor at Arniston Way, a desirable cul de sac close to amenities. The one bedroom home is offered to the market in excellent order throughout.

The accommodation comprises of a hallway complete with storage space, generous living room, kitchen featuring wall and base units, oven, gas, hob and extractor hood, one double bedroom with fitted wardrobes and a tiled bathroom complete with a modern white suite, mains shower and wall mounted mirror.

The property is positioned in well maintained common grounds, with great views to front and rear. Further benefits include; double glazing, gas central heating, secure entry and private off street parking.

Aniston Way enjoys a superb location ideally placed for ease of access to a wide variety of Paisley's amenities including schooling, 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. Intu Braehead, the RAH, 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 886 5678

OFFERS

All offers should be submitted to:
10 Canal Street, Renfrew, PA4 8QD
Telephone: 0141 886 5678 Fax: 0141 886 7327

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