



Estate Agents and Solicitors

3/1, 100 Hawkhead Road, Paisley, Renfrewshire, PA2 7BA

Well-Presented, Traditional, Two-Bedroom, Third-Floor (Top) Flat

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Property Description

Well-presented, two-bedroom, third-floor (top) flat, forming part of a traditional, stone-built tenement. Located in the popular area of Paisley, southwest of Glasgow city centre.

Comprises an entrance hall, living room, kitchen, double bedroom, single bedroom, and a shower room.

Freshly prepared for the market in light neutral decor, features include new carpeted flooring and a fitted kitchen with appliances. In addition, there is gas central heating, double-glazed windows, and a modern bathroom suite.

Conveniently located, there is also a shared garden to the rear and unrestricted parking on the surrounding streets.

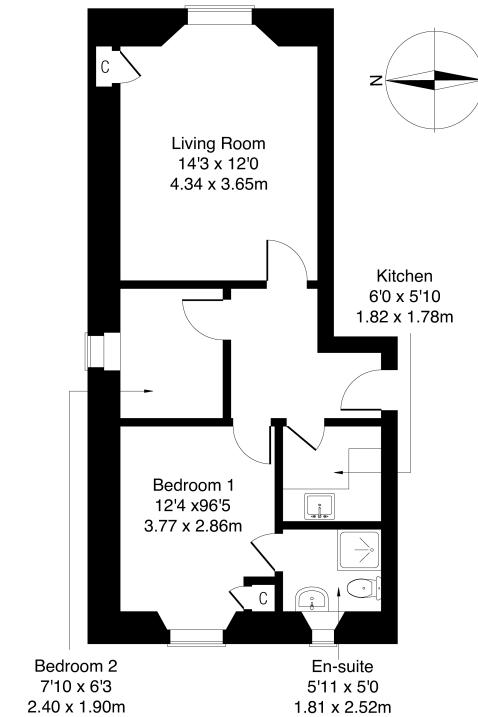
An entrance hall is finished with light, neutral decor and contemporary, grey carpeting, which continues throughout most of the flat. A living room, with cupboard storage, enjoys an open, west-facing aspect and offers ample space for freestanding lounge furniture. Across the hall, a kitchen is fitted with wood-effect units, stone-effect worktops and tiled splashbacks. Appliances include a freestanding cooker, a fridge and a washing machine.

Whilst the well-proportioned main bedroom benefits from built-in cupboard storage, bedroom two offers a good-sized, versatile space, with options for use. Accessed from the main bedroom, a naturally lit shower room comprises a shower cubicle, a two-piece suite, a chrome, ladder-style radiator and tiled splash walls.



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Approximate Gross Internal Area: (484 sq ft - 45 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Lying to the west of central Glasgow, the former weaving town of Paisley offers numerous shops and retail opportunities such as Braehead Shopping Centre and numerous supermarkets throughout. Local leisure amenities include the Lagoon Leisure Centre, Paisley Museum and Art Gallery, and numerous parks and sports clubs, with the extensive Gleniffer Braes Country Park for outdoor recreation within easy reach and Barshaw Park a short walk away. Schooling is well catered for at all levels from nursery, primary and secondary schools, up to the Paisley campus of The

University of the West of Scotland. Paisley is ideally suited for the commuter, with the M8 motorway and further road networks giving easy access to Glasgow city centre and central Scotland. The area is served by good bus services and three railway stations, with a bus stop conveniently located outside the flat and a railway station within a two-minute walking distance. Paisley is also extremely well-placed for access to Glasgow International Airport.





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