

**0-1 9 Crossflat Crescent, Paisley**

Approximate Gross Internal Area = 73.8 sq m / 794 sq ft

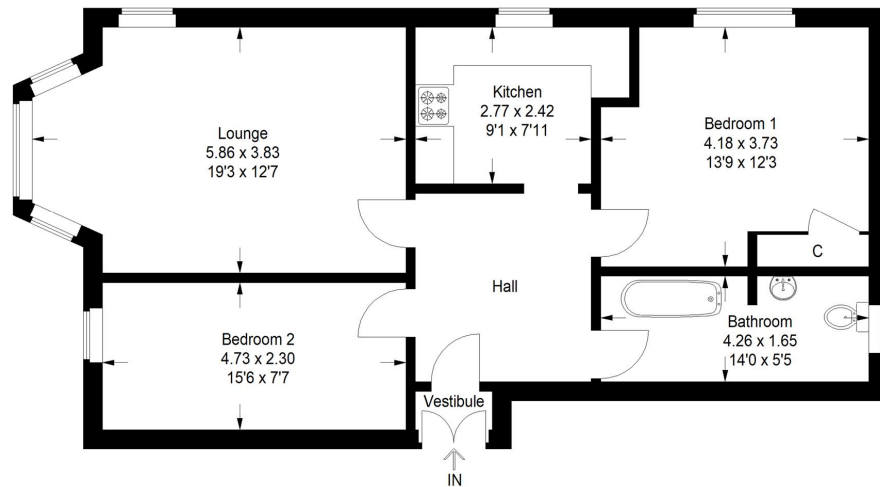
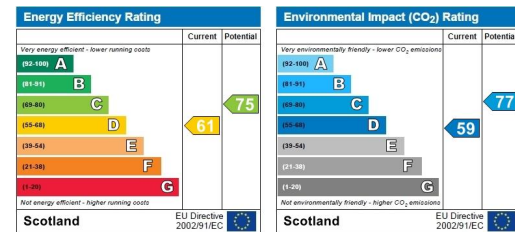


Illustration for identification purposes only, measurements are approximate, not to scale.



**DIRECTIONS**  
From Paisley town centre travel east on Gauze Street and continue straight onto Glasgow Road. Immediately after Paisley Grammar turn right onto Crossflat Crescent. Number 9 is on the left.

**VIEWING**  
Strictly by appointment with the selling agents, by calling 0141 886 5678

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



**Flat 0/1, 9 Crossflat Crescent**  
Paisley | PA1 1PN



estateagency@walkerlaird.co.uk  
**walkerlaird.co.uk**

**walker laird**  
solicitors and estate agents

10 Canal Street, Renfrew, PA4 8QD  
**0141 886 5678**  
fax: 0141 886 7327

**walker laird**  
solicitors and estate agents

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 are approximate. Floor plans are for guidance only and illustration purposes only and may not be to scale.



This traditional ground floor Flat is located in a popular pocket of Paisley close to many amenities on Glasgow Road. The well appointed two bedroom property offers excellent accommodation for a variety of buyers.

The accommodation comprises of: Entrance Vestibule, Hallway, bay window Lounge, Kitchen featuring base units and an electric cooker, two double Bedrooms and a Bathroom which is partially tiled with a white three piece suite and a mains shower.

The attractive home is well presented in neutral tones. Further benefits include: gas central heating, double glazing and secure entry.

To the rear there is a communal garden space which is mainly laid to lawn. The flat also benefits from a deep storage cellar in the communal close.

Crossflat Crescent is ideally located close to a good variety of local amenities on the nearby Glasgow Road, including local bus services, Tesco, banks, bars, cafes and restaurants. Paisley itself offers a wide choice of retail and leisure amenities, as well as good transport links to Glasgow via Paisley Gilmour Street Train Station and the M8 Network. Intu Braehead is also a short distance away for a wider variety of retail and leisure amenities.

Internal inspection is highly recommended to fully appreciate the quality of accommodation on offer.

Flat 0/1, 9 Crossflat  
Crescent  
Paisley | PA1 1PN

