

# 13, 0/2 Mavisbank Terrace

PAISLEY, RENFREWSHIRE, PA1 1TL



*A TASTEFULLY DECORATED TWO  
BEDROOM GROUND FLOOR FLAT*



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Part Exchange Available.

Occupying a preferred ground-floor position within this traditional building, in the popular location of Paisley, is this two-bedroom flat presented to the market in fantastic condition throughout.

Room dimensions are generous and the accommodation has been arranged to offer both flexibility and a high level of individuality. On entering this property, you walk into a welcoming hallway, that provides access to all rooms. The impressive lounge is flooded with natural light from the bay window to the front aspect. There is ample space for a table and chairs for more formal dining with friends and family.





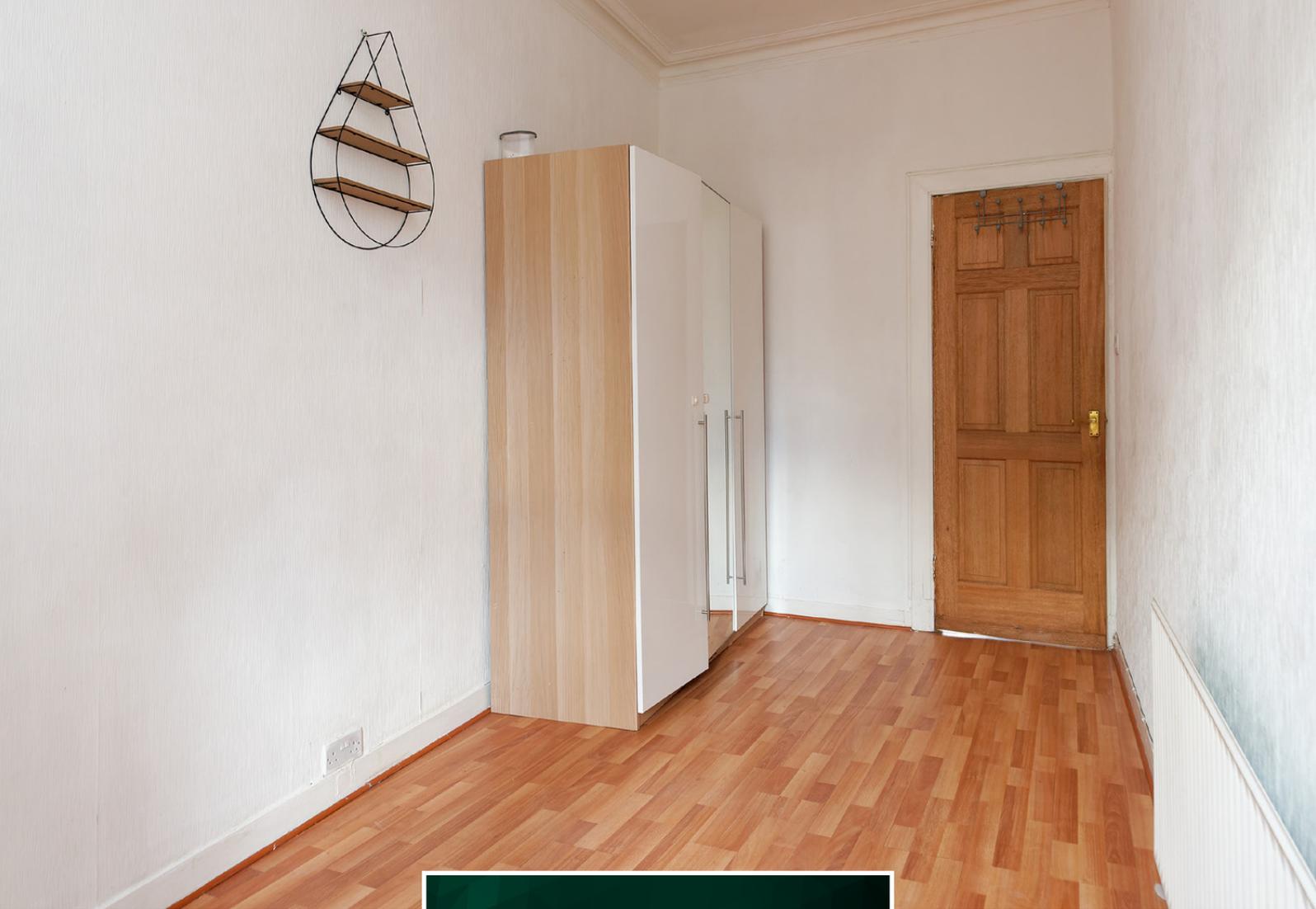
The kitchen has been fitted to include a good range of contemporary floor and wall-mounted units with a complimentary worktop, creating a fashionable and efficient workspace. It is further complimented with a host of integrated appliances.





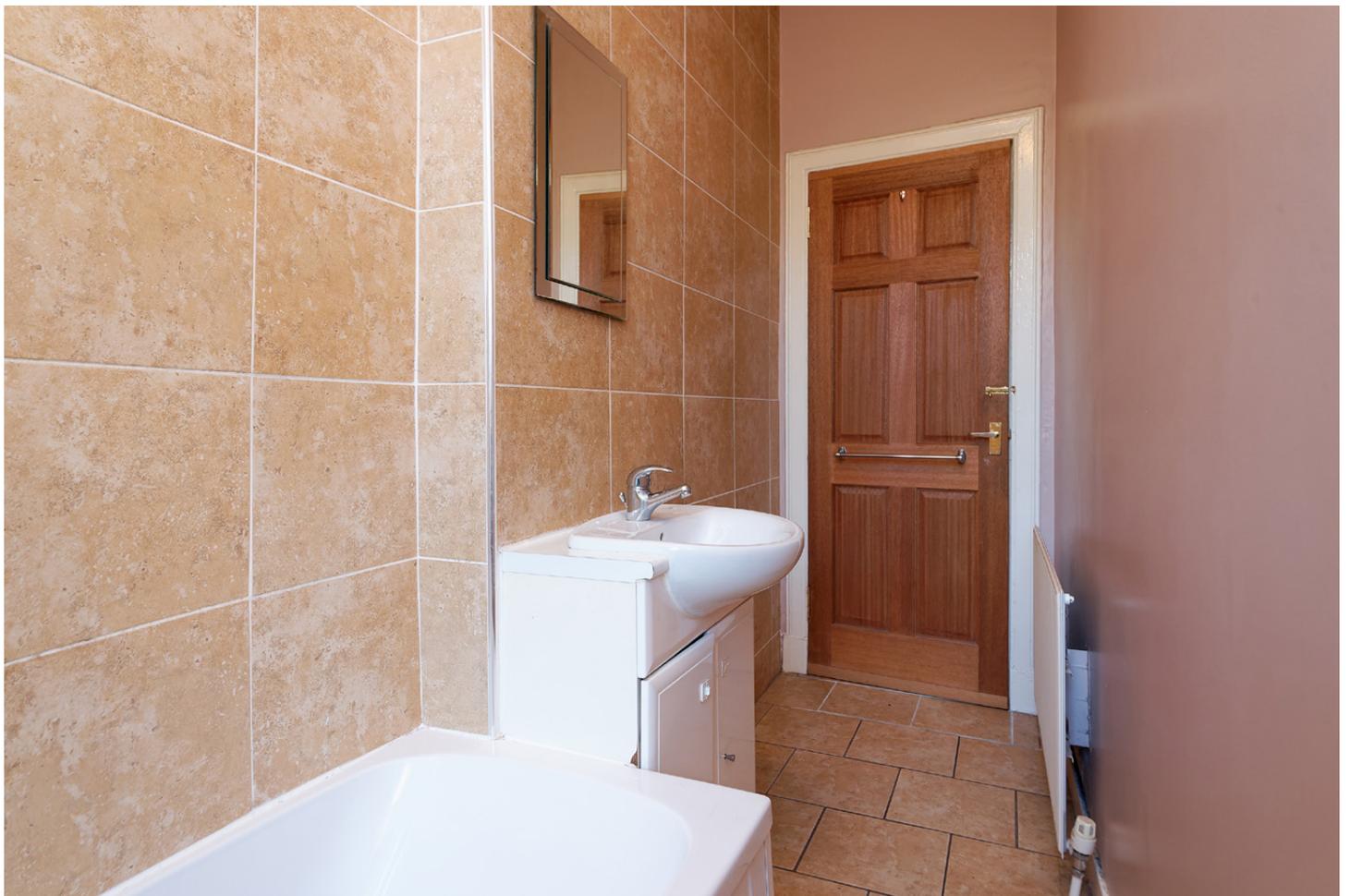
The two bright and airy well-proportioned bedrooms have a range of furniture configurations and space for additional free-standing furniture if required. The contemporary bathroom suite completes the impressive accommodation internally.

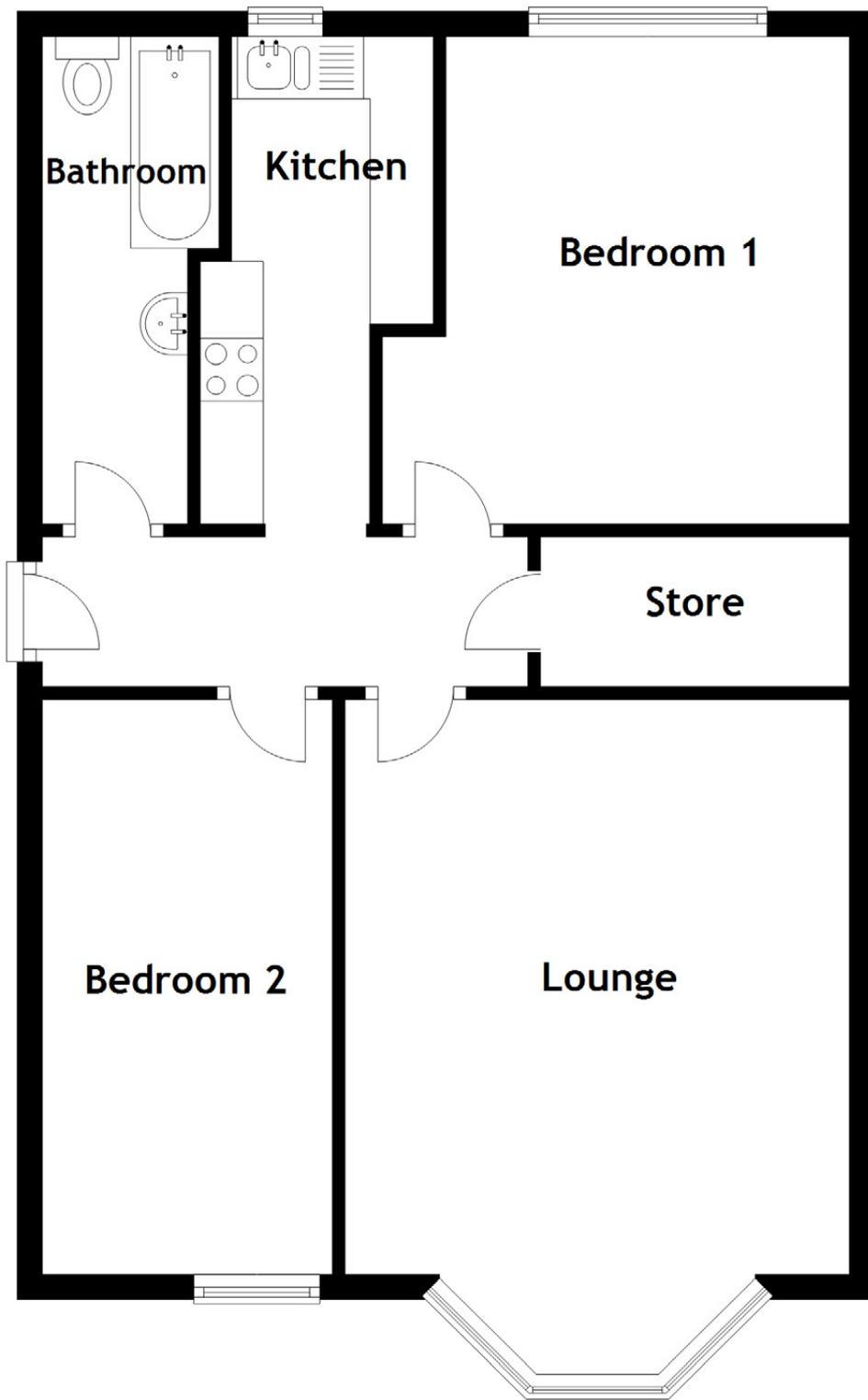




**Bedroom 2**







### Approximate Dimensions

(Taken from the widest point)

Lounge	4.60m (15'1") x 4.00m (13'1")	Bathroom	3.90m (12'10") x 1.30m (4'3")
Kitchen	3.90m (12'10") x 1.85m (6'1")	Gross internal floor area (m <sup>2</sup> ): 64m <sup>2</sup>	
Bedroom 1	3.90m (12'10") x 3.70m (12'2")	EPC Rating: C	
Bedroom 2	4.60m (15'1") x 2.30m (7'7")		



The flat also benefits from a private cellar, gas central heating to radiators and double glazing to create a warm, yet cost-effective way of living all year round.

Externally, there are communal grounds to the rear, a storage facility and a private front garden. There is also plenty of on-street parking.





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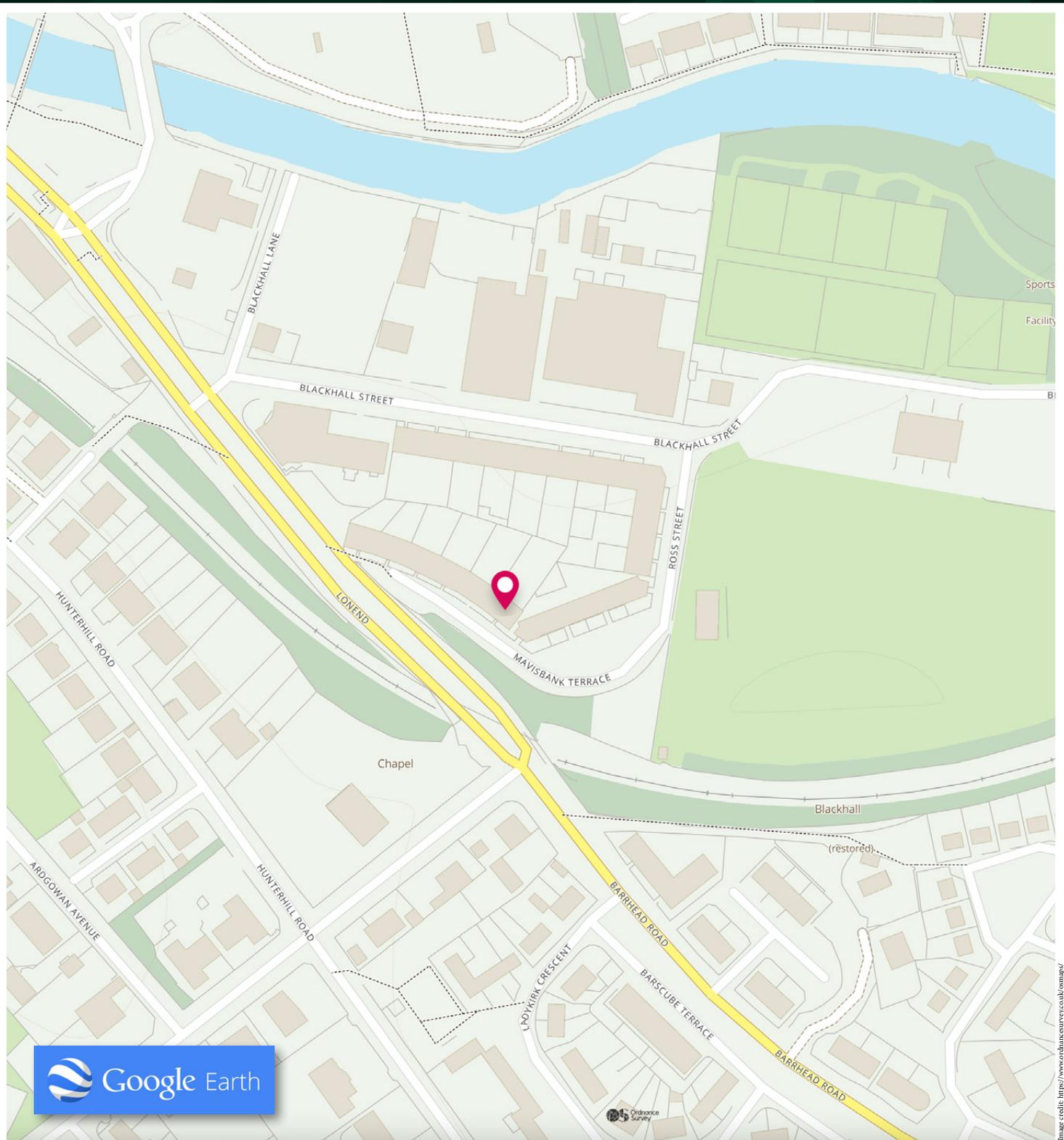
Mavisbank Terrace is situated in a popular pocket of Paisley. Paisley itself is a busy, vibrant town situated on the banks of the River Cart in Renfrewshire and offers all the amenities of a large town and with a friendly, welcoming character. You will find Paisley has a great mix of history and modern facilities.

The property is very well situated for accessing the town centre and primary and secondary schools, with The University of the West of Scotland less than a 5-minute walk away. The Royal Alexandra Hospital is easily accessed via local public transport links which include Paisley Gilmour Street railway and a bus station.

Nearby is the Paisley Arts Centre, Paisley Art Gallery and Museum and many local sports facilities. These include a swimming at the Lagoon Leisure Centre, shopping at Intu Braehead Retail Park and sports pursuits, such as climbing and skiing at Soar is just a thirteen-minute drive away.

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## The Location



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