

Gauze Street | | Paisley | PA1 1EX

Offers Over £65,000

moving

ESTATE AGENTS

Moving Estate Agents are delighted to welcome to the market Gauze Street.

An excellent traditional blond-sandstone-fronted one-bedroom flat with a dining kitchen, on the top floor in one of Paisley's most central locations.

Property Description
On entering the secure entry door of the common close, you enter a well-cared-for common area.

From the common close, take the stairs to the flat's main door on the top level. You enter through the main door into a welcoming reception hallway with a storage cupboard, from which you have access to all rooms. First, there is the bathroom, with a three-piece suite and a shower over the bath, finished with a tiled splashback. At the front of the property is the bay-windowed lounge, which provides lots of natural light thanks to its height and open outlook with views across the Paisley Skyline. The property has a double bedroom to the rear. The accommodation is completed by the Dining kitchen to the rear, featuring a range of base and wall-mounted units and contrasting worktops, with a great space for dining again with great views over the Paisley skyline.

This Property could also be easily used as a 2-bedroom flat if the dining kitchen were utilised as an open-plan lounge/kitchen, freeing up the bay window lounge to be used as a master bedroom.

The property further benefits from Gas Central Heating, Double Glazing, storage cupboards in the hall and lounge, and well-kept, secure communal gardens to the rear.

Gauze Street offers an array of local amenities, including supermarkets, shops, bars, restaurants, and transport links. Regular buses and rail links are nearby, with Gilmour Street Station within walking distance, providing easy access to Paisley Town Centre, Glasgow City Centre, and beyond. The property is within walking distance of Paisley landmarks, including the West of Scotland University and Paisley Coats Observatory.

The M8 motorway network is also close by, leading to Glasgow International Airport, Glasgow City Centre, and other nearby locations such as Braehead.

Whilst we endeavour to provide as accurate information as possible our particulars are for reference only and should not form part of any contract or offer. Measurements are taken at the widest points, and our floor plans may not be exactly to scale.

Please refer to the sellers commissioned professional Home Report for further information and all Material Facts as to the Property. The Home Report (Property Questionnaire) will indicate to the best of the seller's knowledge as to the supplied services to the property. Council Tax Band, Gas & Electricity. planning proposals and any associated risks to the property can be found here.









