



Flat 0/2, 7 Crossflat Crescent  
Paisley | PA1 1NS

pattison & co



### Flat 0/2, 7 Crossflat Crescent, Paisley, PA1 1NS

This is a beautifully presented 2 bedroom flat situated on the ground floor and in truly in walk in condition. This property will appeal to a wide range of buyers with its modern yet refined style. Both bedrooms within the flat are immaculately presented.

The property benefits from a modern kitchen with fitted units and an integrated double oven together with a kitchen island which is perfect for entertaining.

The bathroom has been refurbished to an exceptionally high standard and benefits from full tiling throughout and contemporary shower, sanitary fittings and glass shower screen.

The specification includes: secure entry, gas central heating and upvc double glazing. Externally, there is a communal garden area to the rear.

The property is in close proximity to Glasgow Road where you will find all usual amenities such as bars, shops and restaurants. Furthermore, the M8 Motorway network also connects Paisley to the central belt with ease.



All room measurements are taken from the longest and widest point:

Living Room: 3.84m x 3.88m

Kitchen: 4.99m x 5.09m

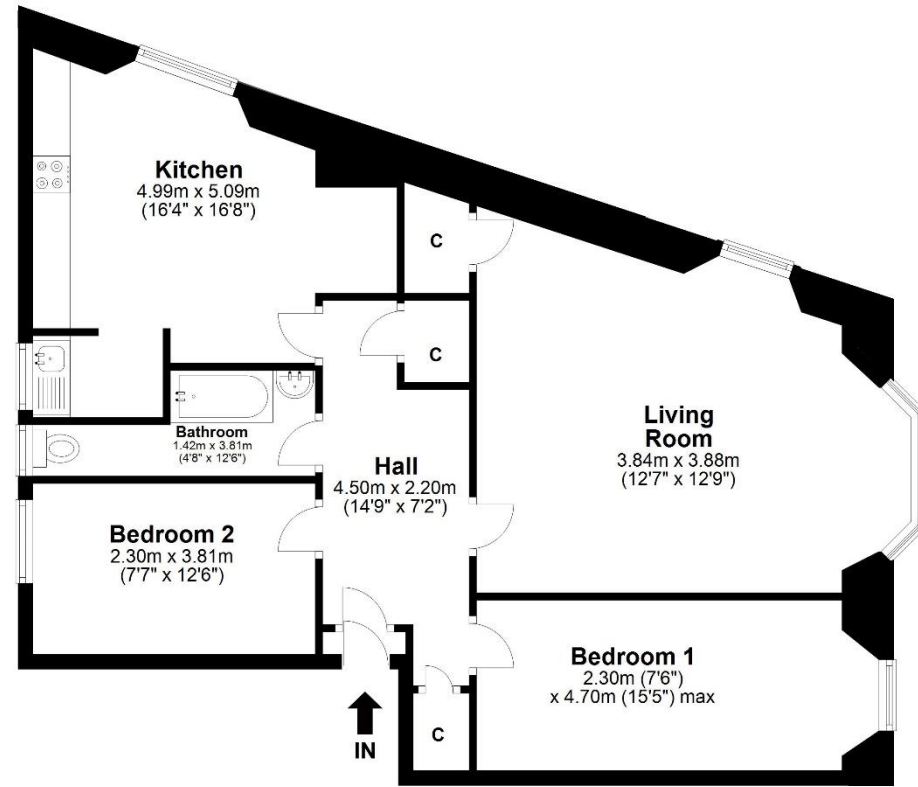
Hall: 4.50m x 2.20m

Bedroom 1: 2.30m x 4.70m

Bedroom 2: 2.30m x 3.81m

Bathroom: 1.42m x 3.81m

Crossflat Crescent, PA1 1NS, Paisley



Total area: approx. 81.7 sq. metres (879.2 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.