



Flat 4, 5A South Campbell Street  
Paisley | PA2 6LR

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Offers Over £95,000



#### Flat 4, 5A South Campbell Street, Paisley, PA2 6LR

This superb upper cottage flat is presented to the market in the popular south end of Paisley. The property enters by an exclusive ground floor stair way leading to the upper floor hallway giving access to all apartments. The spacious living room benefits from a wonderfully quaint Parisian style balcony to enjoy the surrounding views. The kitchen benefits from shaker style upper and floor cabinetry with striking black metro tile backsplash. The kitchen is completed with gas hob, oven, cooker hood and space for white goods. The master bedroom provides ample space for a double bed and comes complete with an integrated wardrobe with mirrored sliding doors. The master bedroom is complimented by an en suite bathroom which includes modern white sanitary ware and shower enclosure. The second bedroom, providing ample space for a single bed, houses a storage cupboard and also an integrated wardrobe with mirrored sliding doors. The family bathroom is completed with a modern white three piece suite to include bath, and neutral white tiling surrounding. The property specification includes UPVC double glazed front door and windows, space heating provided by a gas fired Baxi combi boiler and a private parking space. The property is in close proximity to popular Saucelhill Park and Brodie Park. Further, the property is well connected to transport links with Paisley Canal Train Station being a short walk away, and ever popular Paisley Town Centre only 15 minutes away by foot.



All room measurements are taken from the longest and widest points and are approximate:-

Ground Floor: 3.9 sq m

First Floor

Hallway: 2.00m x 3.19m

Living Room: 4.10m x 4.31m

Master Bedroom: 4.10m x 2.81m

Bedroom 2: 2.70m x 2.81m

Kitchen: 1.70m x 3.20m

Bathroom: 2.01m x 2.01m

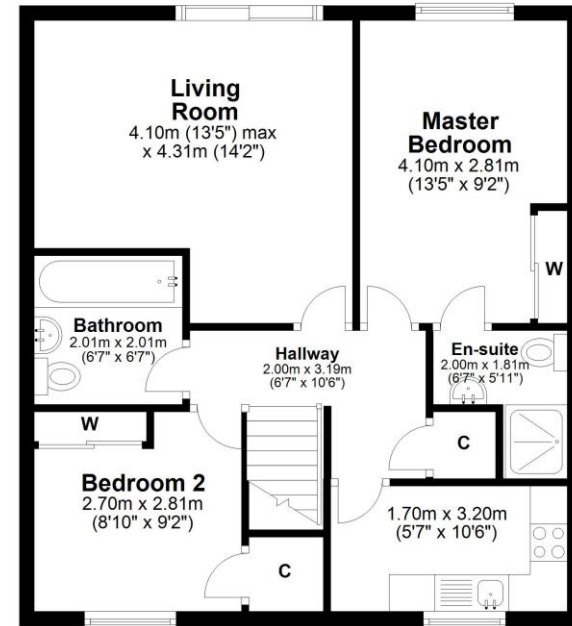
En – Suite: 2.00m x 1.81m



**South Campbell Street, Paisley, PA2 6LR**

**First Floor**

Approx. 57.7 sq. metres (620.9 sq. feet)



**Ground Floor**

Approx. 3.9 sq. metres (41.4 sq. feet)



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79	80
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

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.



Total area: approx. 61.5 sq. metres (662.3 sq. feet)