



136 Polsons Crescent
Paisley | PA2 6AX

pattison&co

Offers Over £100,000



136 Polsons Crescent, Paisley, PA2 6AX

This exceptionally well presented second floor apartment is presented to the market in a popular Wimpey development within Paisley. The property is surrounded by pristine garden grounds, and enters by secure communal entry on the ground floor. The property itself enters by a bright and welcoming hallway giving access to all apartments and includes two storage cupboards. The expansive lounge area features a luxurious neutral décor and boasts two large windows allowing for maximum light exposure. The living room leads to the kitchen, which features shaker style wall mounted and floor mounted cabinetry providing plenty of storage space. The kitchen also includes integrated Zanussi microwave, integrated Lamona oven, electric hob, integrated fridge/freezer and integrated washer/dryer. In addition, the kitchen features half height white metro tiling. Bedrooms 1 and 2, with bedroom 2 currently being used as a home office, both provide ample space for a double bed with storage and benefit from mirrored integrated storage space. The modern bathroom features full height tiling throughout with feature tiling to the shower over bath area and three piece suite to include WC, basin and shower over bath. The bathroom is completed with an LED mirror above the sink basin. The property specification includes electric storage heating with panel radiators, double glazed windows and secure communal entry. Externally, the front and rear garden grounds are tremendously well maintained and the property benefits from an exclusive car parking space. The property is ideally located being just a short distance from both Brodie Park and Moredun playing fields. Paisley Town Centre is just a 5 minute drive away, and the property is served by all usual transport links. The M8 motorway network is also close by, connecting the property to the Central Belt of Glasgow and beyond with ease.



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

Hallway: 6.30m x 2.10m

Living Room: 5.40m x 3.50m

Kitchen: 2.40m x 2.20m

Bedroom 1: 3.60m x 2.80m

Bedroom 2: 3.00m x 2.50m

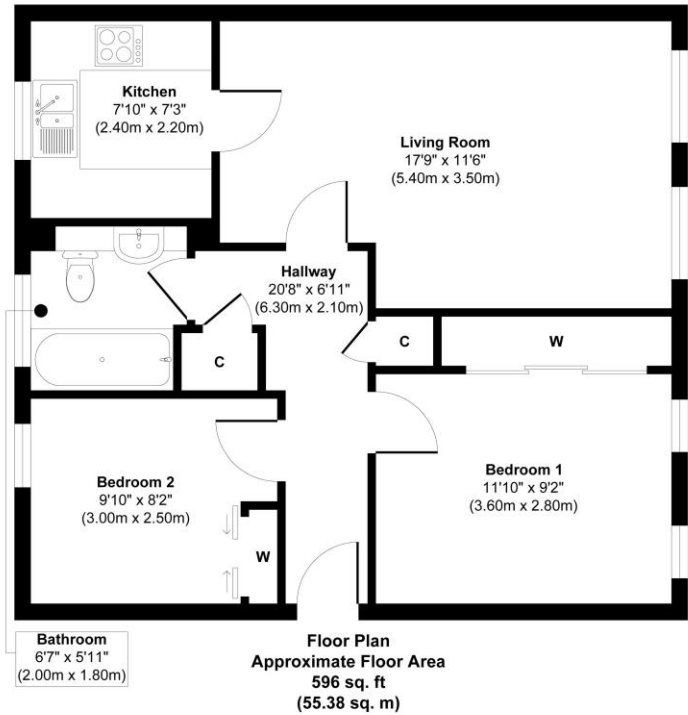
Bathroom: 2.00m x 1.80m



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73	77
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Polsons Crescent, Paisley, PA2 6AX



Approx. Gross Internal Floor Area 596 sq. ft / 55.38 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.

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.



117 Byres Road, GLASGOW, G12 8TT
www.pattisonandcompany.com Fax: 0141 357 2871 propertyadmin@pattisonandcompany.com

0141 334 7706