



Benn Avenue | | Paisley | PA1 1SY

Offers over £102,500

pattison&co

Benn Avenue |  
Paisley | PA1 1SY  
Offers over £102,500

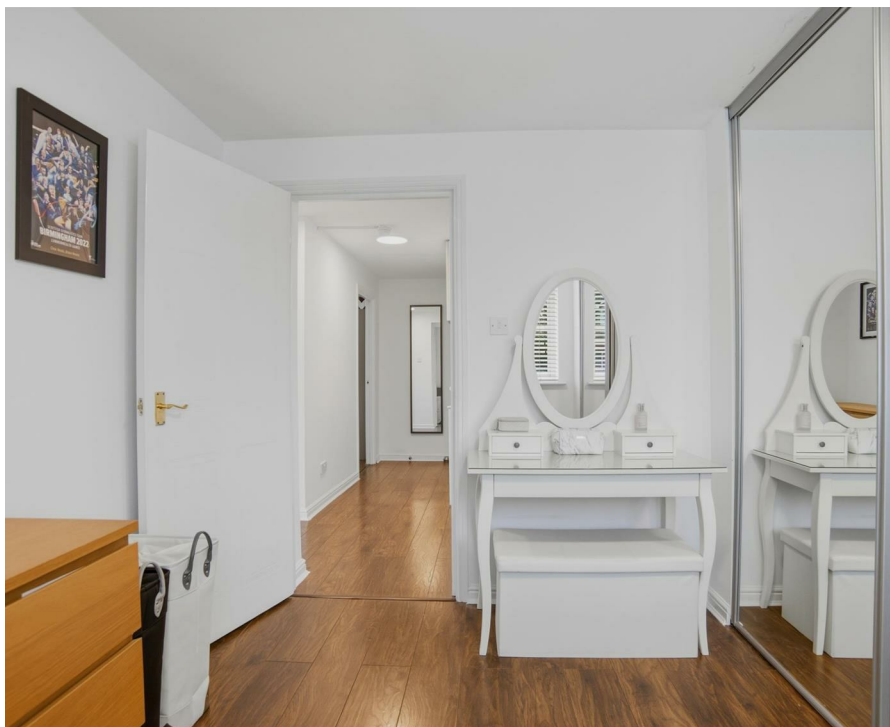
Located on Benn Avenue in Paisley, this well-presented two-bedroom flat offers a delightful living experience. This first-floor residence is perfect for those seeking comfort and convenience.

- First floor flat
- Ample kitchen storage
- Allocated parking space
- Bright living room
- Communal garden grounds

Upon entering, you are greeted by good-sized living room, with large windows that invite an abundance of natural light. The kitchen is thoughtfully designed, featuring ample floor and wall cabinets, providing plenty of storage. The flat comprises two bedrooms, one of which benefits from built-in storage cupboards. The well-maintained bathroom adds to the overall appeal.

Outside, residents can enjoy the well-kept communal garden grounds. Additionally, the property comes with the added benefit of an allocated parking space, a rare find in urban living. The building also has a lift



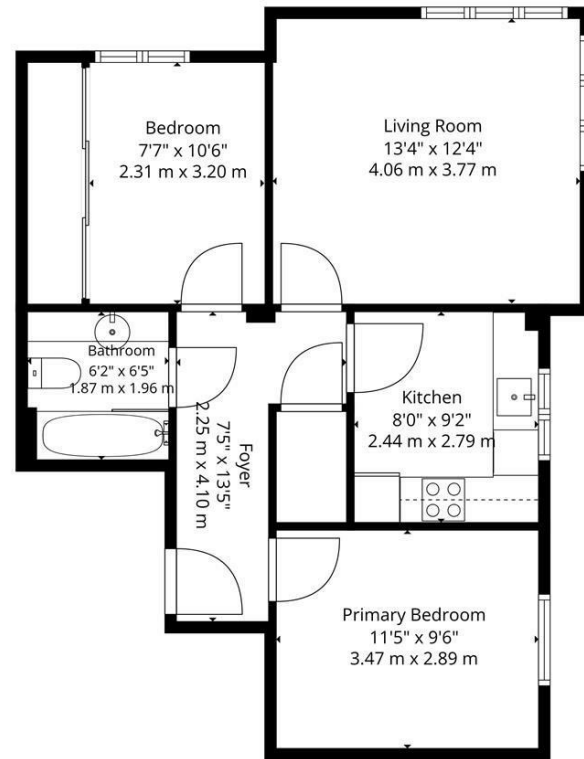
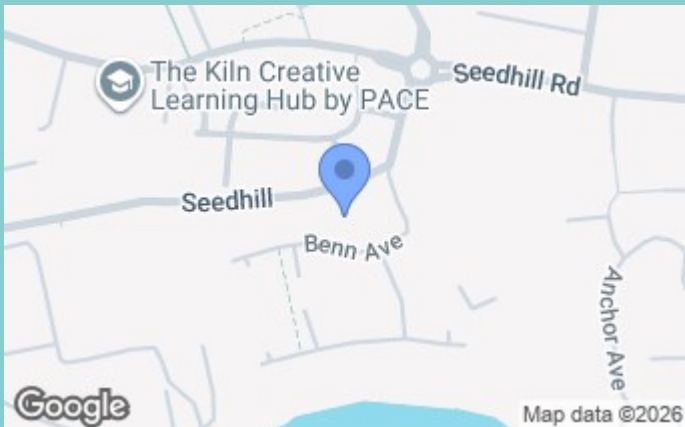
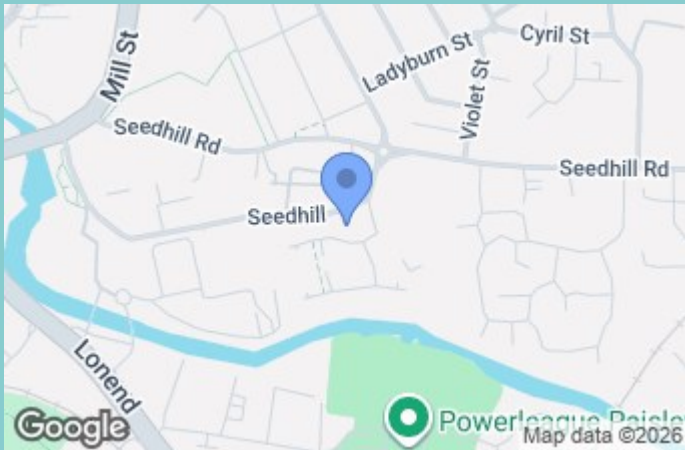
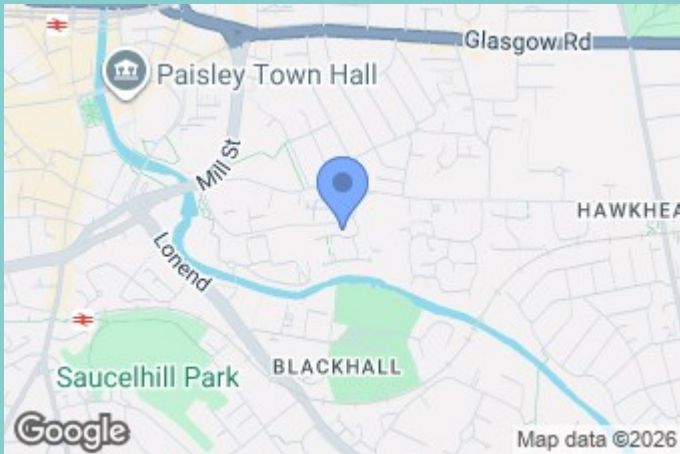


for added convenience and easy access.

Situated in Paisley, this flat is conveniently located near a variety of local amenities, including shops, cafes, and parks, making it an ideal choice for families and professionals alike.

The area is well-connected by public transport, providing easy access to Glasgow and beyond.

With its modern features and lovely surroundings, this two-bedroom flat on Benn Avenue presents an excellent opportunity for those looking to settle in a comfortable and well-connected community.



**Total: 599 sq. Ft, 56 m2**  
 1st Floor: 599 sq. Ft, 56 m2  
 Excluded Areas: Walls: 57 sq. Ft, 5 m2

Created By Procapture Media. Illustrative Purposes Only. Measurements Are Deemed Highly Reliable But Not Guaranteed.

#### Energy Efficiency Rating

|                                             | Current | Potential |
|---------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            | 82      | 84        |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

103 Byres Road  
 Glasgow  
 G11 5HW  
 0141 334 7706

[melanie.paterson@pattisonandcompany.com](mailto:melanie.paterson@pattisonandcompany.com)  
<http://www.pattisonandcompany.com>