



**SOLICITORS & ESTATE AGENTS**



**First Floor Flat  
11 Park View, 1 Park Road, Paisley PA2 6EQ  
Offers Over £135,000**



**VIEWING**  
By appointment with MSM Solicitors & Estate Agents,  
Tel: 0141 339 5252. Fax: 0141 339 4617.



## Description

### Spacious One-Bedroom Apartment with Private Garage in Prime Location

Nestled in a quiet, sought-after development directly overlooking Brodie Park, this well-presented one-bedroom apartment at 11 Park View offers comfortable, modern living with the added benefit of a private garage and access to beautifully maintained communal gardens.

Situated on the first floor, the apartment features a secure entry system, a bright and welcoming hallway with storage, and spacious interiors finished in neutral tones. The generous lounge benefits from plenty of natural light and peaceful park views, while the modern kitchen is well-equipped with contemporary units and space for all essential appliances. The double bedroom offers a relaxing retreat with scenic outlooks, and the sleek, fully tiled shower room completes the home.

The standout private garage provides secure off-street parking or useful storage, a rare and valuable asset in this area.

Located in one of Paisley's most desirable neighbourhoods, the property is just a short walk from local shops, supermarkets, cafés, and public transport links, including regular buses and nearby train stations providing easy access to Glasgow and beyond. Families will also appreciate the excellent local schooling options at nursery, primary, and secondary levels, all within easy reach.

With Brodie Park quite literally on your doorstep, residents can enjoy peaceful walks, green open spaces, and a friendly community feel — all while being close to the heart of Paisley town centre.

## EPC Rating

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## Measurements

Hallway	5'1" x 12'11" (1.54m x 3.94m)
Lounge	12'1" x 18'1" (3.67m x 5.51m)
Kitchen	11'11" x 7'11" (3.62m x 2.42m)
Bedroom	12'1" x 12'9" (3.67m x 3.89m)
Shower Room	5'6" x 6'10" (1.68m x 2.07m)
Garage	21'8" x 12'0" (6.61m x 3.67m)



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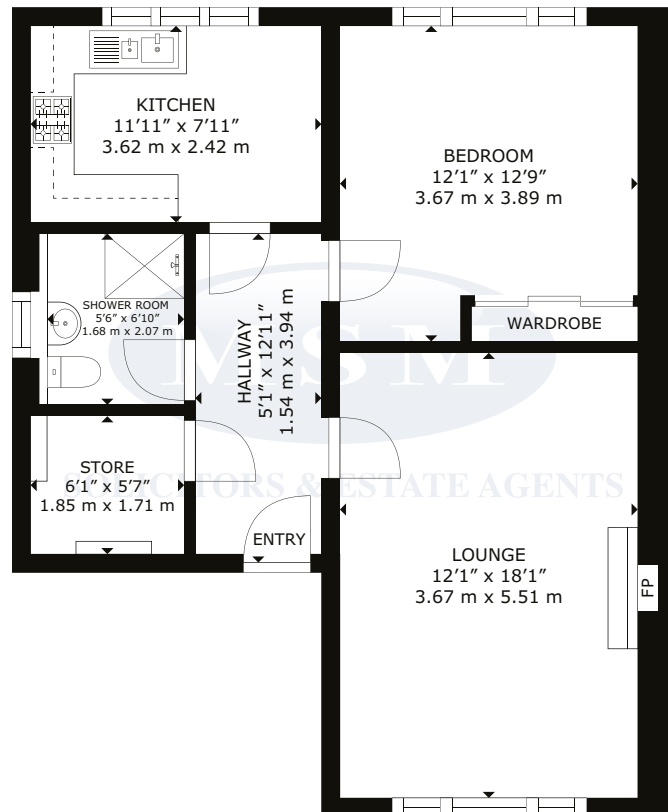
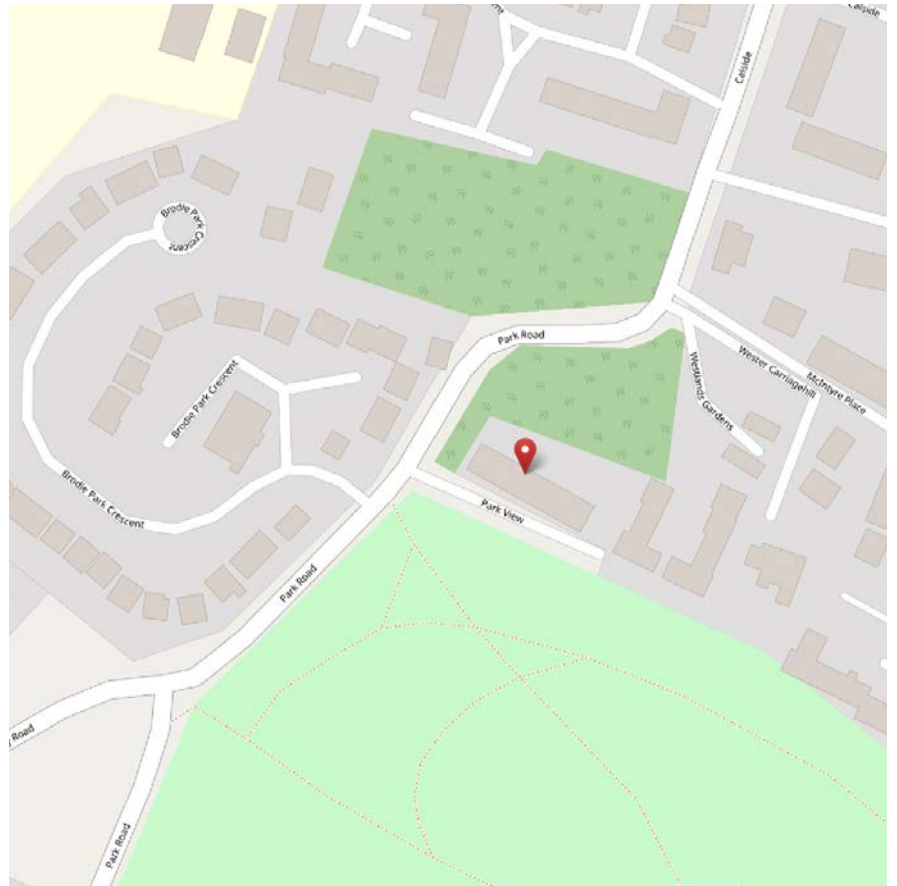
## Travel Directions

Start from the MSM Office in Paisley, heading west toward New Street. Turn left onto New Street and continue for approximately 0.2 miles. Turn right onto Causeyside Street (A726) and proceed for about 0.5 miles. Turn left onto Neilston Road (B774) and continue for approximately 0.6 miles. Turn right onto Brodie Park Avenue; 11 Park View, 1 Park Road, Paisley PA2 6EQ will be on your right after a short distance.

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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



GROSS INTERNAL AREA  
FLOOR PLAN: 646 sq. ft., 60 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.

Produced by Plushplans

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

43 Crow Road, Partick, Glasgow G11 7SH  
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