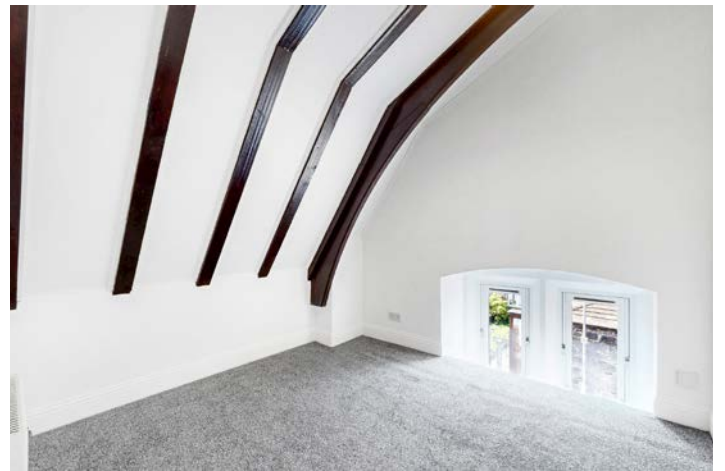
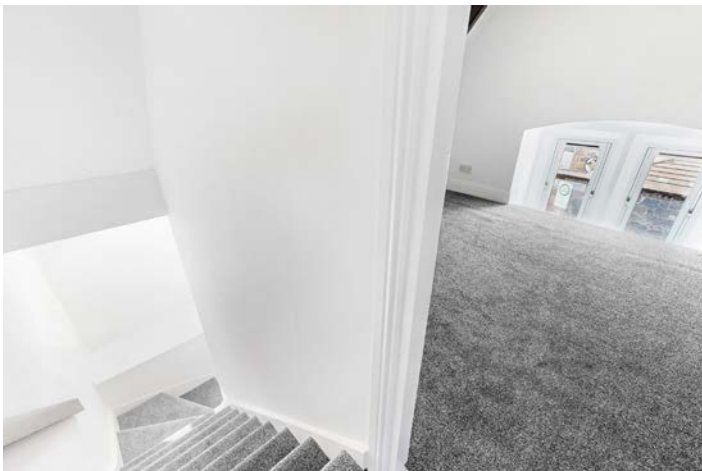




SOLICITORS & ESTATE AGENTS



Split-level flat
Flat 4, Arthur Allison Halls, Paisley PA1 3SS
Offers Over £115,000



VIEWING

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

Description

This impressive two-bedroom split-level flat is set within the distinctive Arthur Allison Halls development, offering spacious and flexible accommodation in a highly convenient location close to Paisley town centre. Presented in excellent condition throughout, the property combines modern comfort with a unique layout, ideal for first-time buyers, professionals, or investors seeking a ready-to-move-into home with strong rental potential.

The lower level features a welcoming hallway that leads into a bright and airy open-plan lounge and dining area, enhanced by tall windows that flood the space with natural light. The adjoining kitchen is well-appointed with a range of fitted units, an integrated oven and hob, space for additional appliances, and attractive Velux windows that bring in even more natural light, creating a bright and inviting cooking space. A contemporary bathroom with a three-piece suite and shower over bath completes the lower floor.

Upstairs, a staircase leads to two generous double bedrooms, each full of character and charm. Both rooms feature attractive wooden beams, adding warmth and a touch of traditional style to the modern interior. Built-in storage and a peaceful outlook complete the upper level, with the split-level design providing a natural separation between living and sleeping areas.

Additional benefits include double glazing, a secure entry system, and private residents' parking. The central heating is provided via a gas fired combination boiler which serves radiators throughout and provides hot water. The boiler is wall mounted within the kitchen. The development is ideally positioned within walking distance of Paisley town centre, the University of the West of Scotland, and a wide range of local amenities. Excellent transport links are close at hand, including Paisley Gilmour Street station and the M8 motorway, making this an ideal location for commuters.

This is a rare opportunity to acquire a stylish, characterful home in one of Paisley's most iconic residential developments.

EPC Rating

D

Measurements

Hallway	14' (4.27m) x 6'9 (2.06m)
Lounge/Dining Room	11'7 (3.54m) x 14'4 (4.37m)
Kitchen	9'6 (2.90m) x 9'10 (3.01m)
Bathroom	7'10 (2.40m) x 7'4 (2.24m)
Bedroom 1	10'8 (3.25m) x 14'8 (4.48m)
Bedroom 2	9'6 (2.88m) x 11'4 (3.47m)



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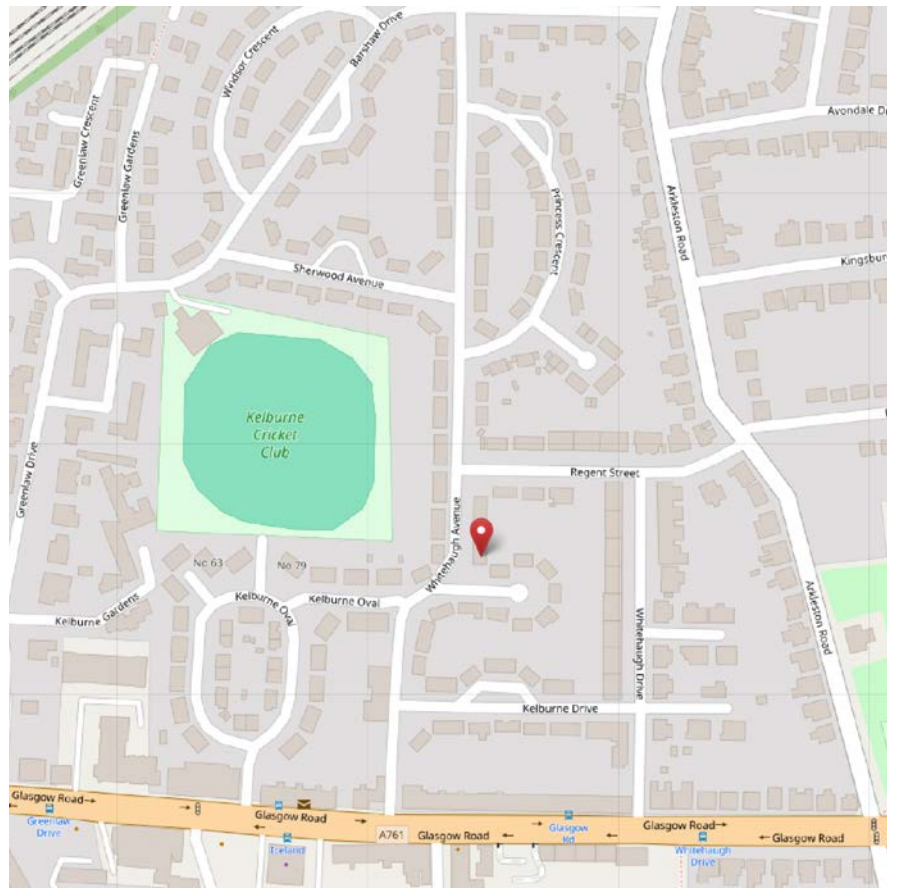


Travel Directions

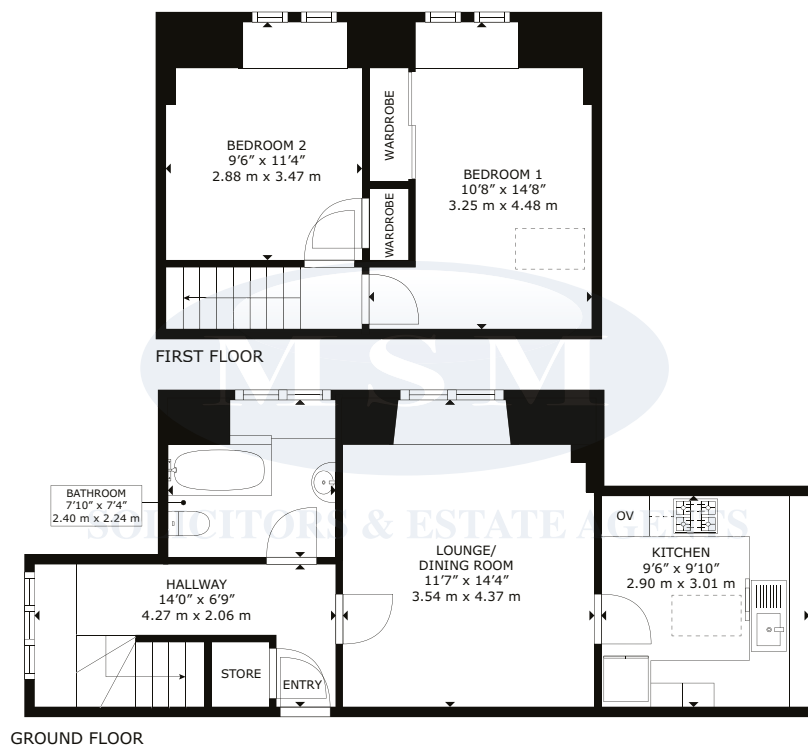
To travel from 51 Moss Street, Paisley PA1 1DR to Flat 4, Arthur Allison Halls, Paisley PA1 3SS, you can follow these directions: Start at 51 Moss Street, heading east toward High Street. Turn left onto High Street and continue for approximately 0.2 miles. Continue onto Glasgow Road (A761) for about 0.5 miles. Turn right onto Whitehaugh Drive. Arthur Allison Halls will be on your left.

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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.



GROUND FLOOR

GROSS INTERNAL AREA
GROUND FLOOR 1: 420 sq. ft., 39 m², FIRST FLOOR 2: 280 sq. ft., 26 m².
TOTAL AREA : 700 sq. ft., 65 m²

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
Telephone 0141 339 5252, Fax 0141 339 4617

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