



**SOLICITORS & ESTATE AGENTS**



**Ground Floor Flat**  
**Flat 0/1, 5 South Park Drive, Paisley, Scotland PA2 6JQ**  
**Offers Over £160,000**





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



## Description

Occupying a desirable ground floor position, this attractive two bedroom flat offers spacious and well presented accommodation in a popular pocket of Paisley. The property is entered via a welcoming hallway that provides access to all rooms. The bright and generously proportioned lounge enjoys ample natural light and provides a comfortable living and dining space. The kitchen is fitted with a range of wall and floor mounted units, complementary worktops, and space for appliances, making it a practical and well arranged area for everyday use.

There are two good sized double bedrooms, each offering flexibility for use as sleeping accommodation, a home office or guest room. A well-appointed bathroom completes the internal layout, fitted with a three piece suite and shower over the bath. The property further benefits from gas central heating, double glazing and a security entry system.

Externally, residents enjoy access to communal grounds and on street parking.

South Park Drive is ideally positioned for access to a wide range of local amenities. Paisley town centre offers excellent shopping, cafés, and restaurants, while the Phoenix Retail Park and Braehead Shopping Centre are just a short drive away. The area is well served by both primary and secondary schools, and the University of the West of Scotland campus is nearby. For outdoor pursuits, Brodie Park and Barshaw Park provide open green spaces for walking and recreation. Excellent transport links are available with regular bus and rail services connecting to Glasgow city centre, and the M8 motorway and Glasgow Airport within easy reach.

## EPC Rating

D

## Measurements

HALLWAY	7'10" x 14'10" 2.39 m x 4.53 m
LOUNGE	19'3" x 12'11" 5.86 m x 3.93 m
DINING KITCHEN	16'6" x 10'10" 5.03 m x 3.30 m
BEDROOM 1	17'5" x 9'10" 5.32 m x 2.99 m
BEDROOM 2	13'1" x 8'8" 3.99 m x 2.64 m
BATHROOM	12'0" x 4'8" 3.66 m x 1.42 m



## VIEWING

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



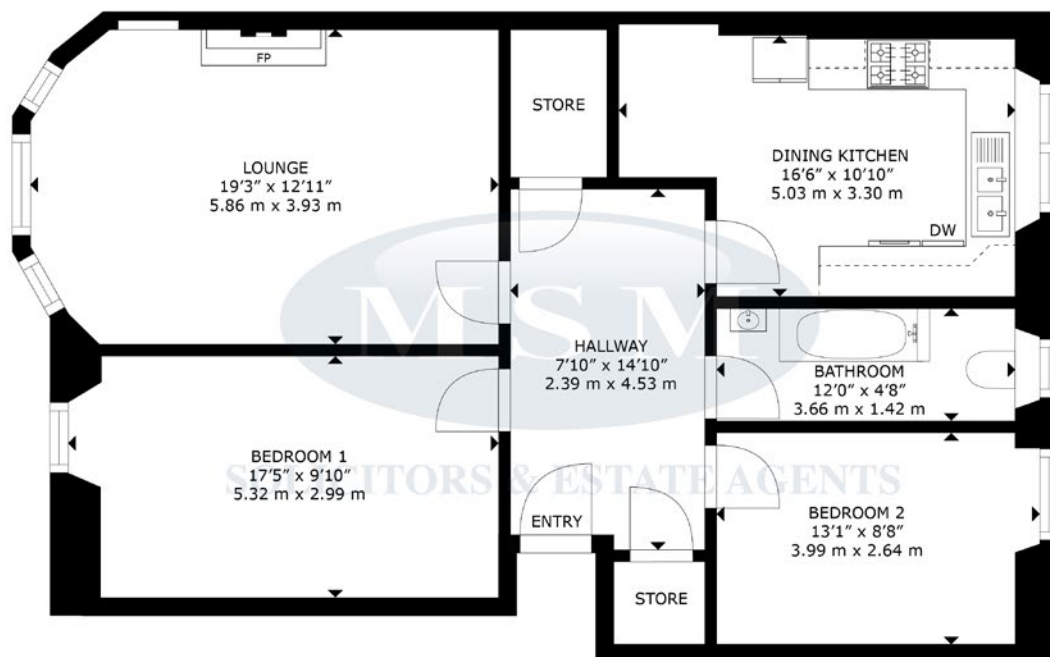
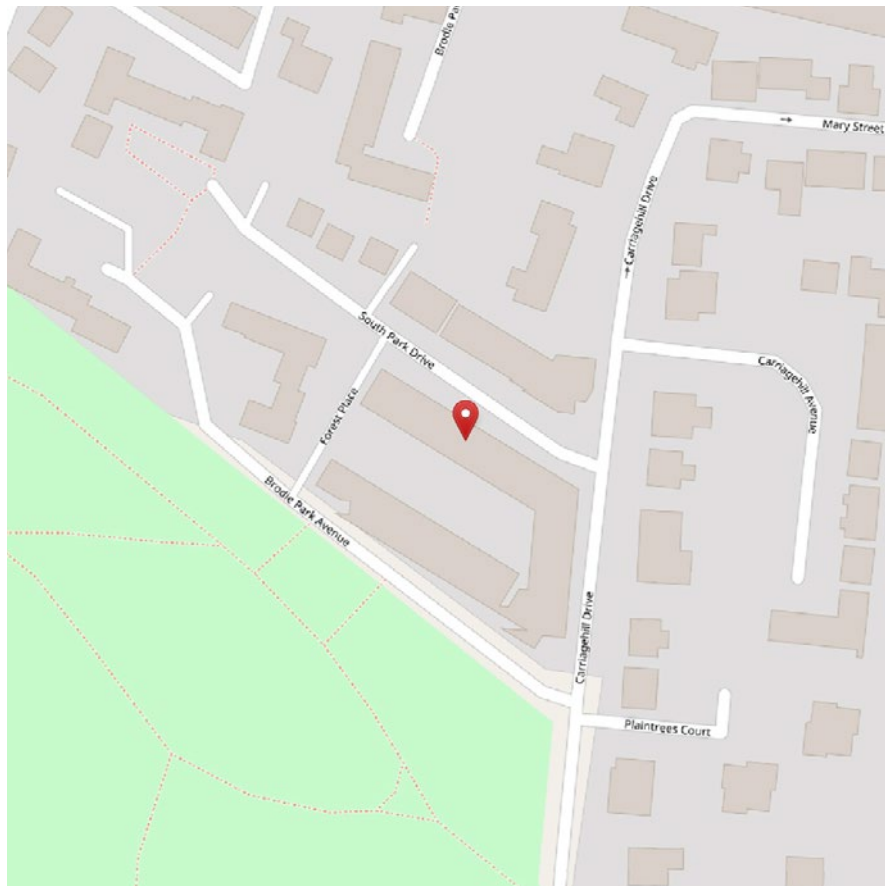
## Travel Directions

From MSM Law, 51 Moss Street, Paisley PA1 1DR, head onto Gauze Street (A726) and continue as it becomes Mill Street. At the roundabout take the second exit onto Causeyside Street (B774) and follow the road onto Calside. Continue uphill before turning left into South Park Drive, where number 5 is located on the left-hand side.

## Viewing

By appointment with MSM Solicitors & Estate Agents, 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. 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  
TOTAL AREA : 932 sq. ft , 86 m<sup>2</sup>  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.  
Produced by Plush Plans Ltd

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

rightmove  
find your happy

Zoopla.co.uk