



1/1, 4 Saucel Place Paisley PA1 1UE



## DESCRIPTION

An immaculate two bedroom flat boasting an upper floor position within this popular modern development. Freshly decorated, this property is conveniently placed in a central locale, close to many local amenities.

The accommodation on offer within this home extends to a reception hallway, spacious lounge dining area, modern fitted kitchen with floor and wall mounted units and integrated oven hob and extractor, two bedrooms and a modern bathroom.

The property features gas central heating and double glazing. Entry can only be gained via a security entry system, and there is also private parking, along with communal grounds. Early viewing is highly recommended to fully appreciate not only the accommodation on offer, but also the convenient locale within which the property is set.

Paisley offers numerous shops, leisure amenities and excellent commuter links with Paisley Canal station being adjacent to the development as well as Paisley Gilmour Street train station in the town itself. The M8 motorway network gives easy access to Glasgow International Airport and Glasgow city centre, with intu Braehead and Silverburn shopping centres both within 15 minutes drive of the property.

---

**Viewing:**  
by appointment with Caledonia Bureau

**Date of entry:** negotiable

**Ref No:** P285

---

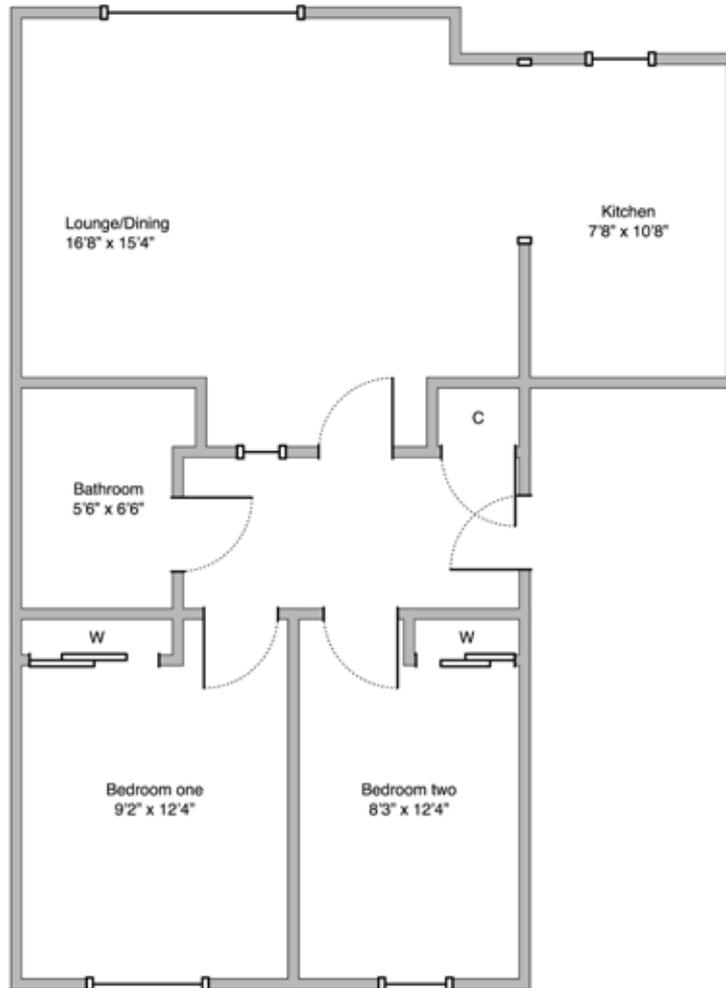








Unit 2, 25-29 Causeyside Street, Paisley PA1 1UL T.0141 648 0888 E.paisley@caledoniabureau.co.uk



[www.caledoniabureau.co.uk](http://www.caledoniabureau.co.uk)

Please Note - Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. No services, equipment or central heating have been tested and no warranty is given or implied that these are in working order or that they are connected to a supply. Buyers are advised to see their own verification in this regard.