



cochrandickie  
ESTATE AGENCY

2/1  
**11** Greenlaw Avenue,  
Paisley PA1 3RB

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



2/1  
**11** Greenlaw Avenue,  
Paisley PA1 3RB

**cochrandickie**  
ESTATE AGENCY



This beautiful top floor flat is in a well maintained close on Greenlaw Avenue in Paisley. The Greenlaw Conservation area continues to be a popular place to live due to its lovely selection of traditional property and its easy access to local amenities on Glasgow Road and in Paisley Town Centre.

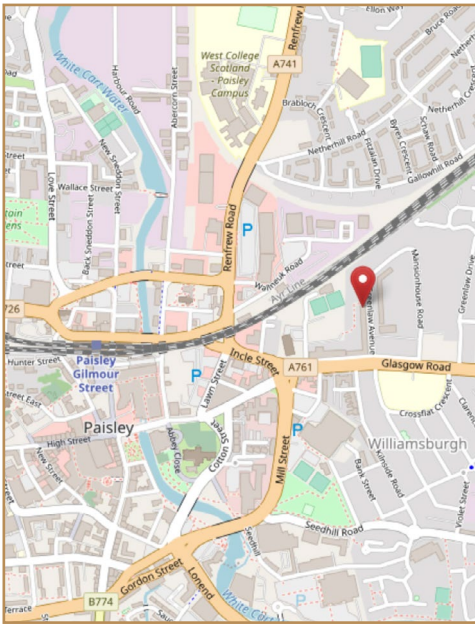
Flat 2/1 is a fabulous example of a traditional tenement flat with spacious rooms and period features. The current owners have the property in good condition with modern fixtures and stylish décor making it an excellent option for those looking in the area.

There is a broad and welcoming reception hallway with access to all the apartments and with two store cupboards at the top. The principle living room faces the front of the building and is an elegant room with high ceilings, a bay window and a gas fire with a stone mantelpiece. This is a wonderful room to relax

and socialise with the fire bringing a cosiness in the colder months. The kitchen is one of the highlights of this property with super stylish fittings and space for a dining table. There are appliances including an oven, microwave, hob, dishwasher and washing machine making it the perfect space for whipping up culinary delights. The main bedroom is to the front of the building and an immediately impressive room flooded with light. It has plenty of storage with fitted wardrobes and a walk in wardrobe. The second bedrooms is also a double and looks to the rear of the building. Completing the accommodation is the three piece bathroom with over the bath shower.

The property further benefits from gas central heating and double glazing. There are also well tended communal gardens to the rear and a security entry door system accessing the close.

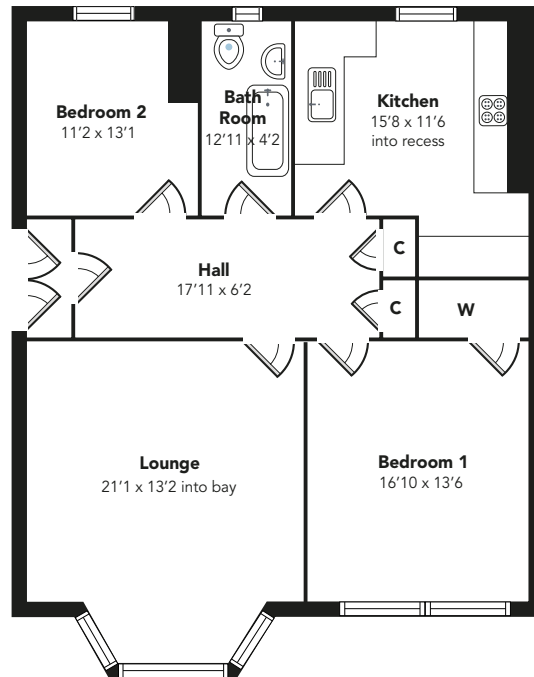




EPC rating  
C

Office  
Paisley

**disclaimer**  
Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



Floorplans are indicative only - not to scale  
Produced by Plushplans

## Our Offices

21 Moss Street, Paisley PA1 1BX  
t. 0141 840 6555  
paisley@cochrandickie.co.uk

3 Neva Place, Main Street, Bridge of Weir PA11 3PN  
t. 01505 613 807  
bridgeofweir@cochrandickie.co.uk

www.cochrandickie.co.uk



**cochrandickie**  
ESTATE AGENCY