

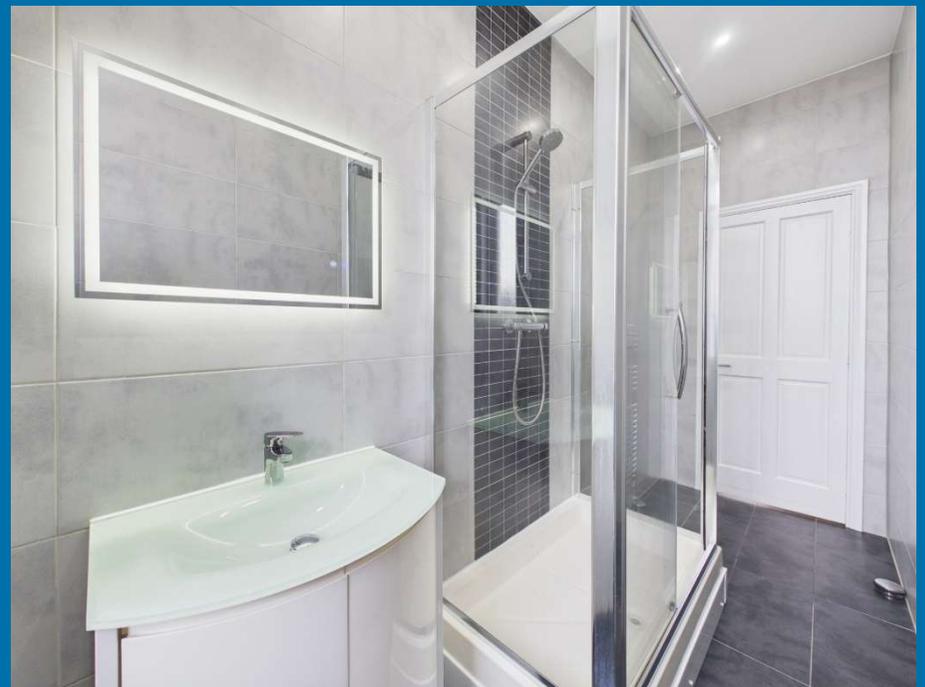
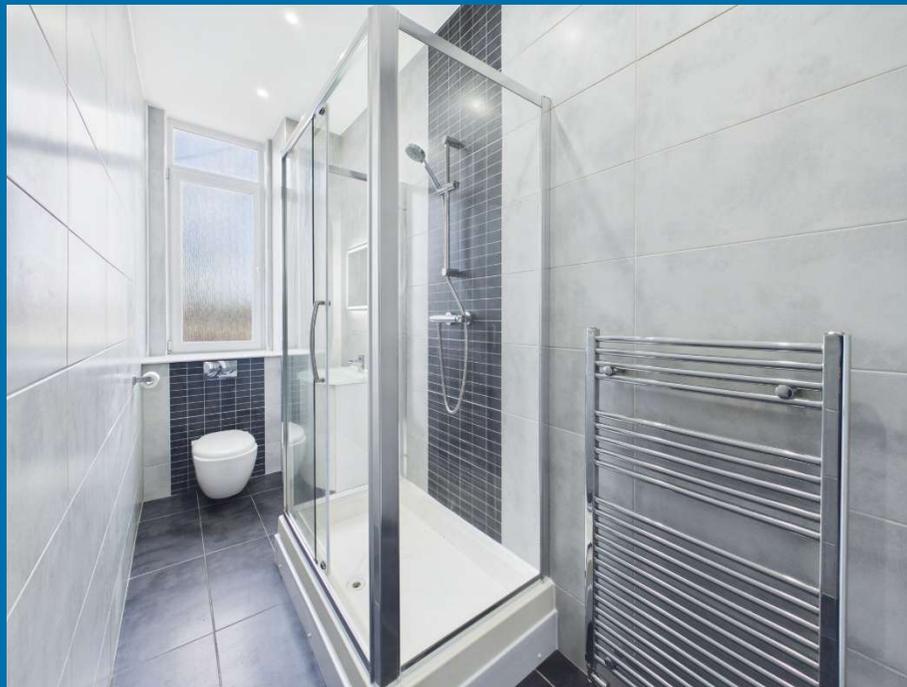


For Sale | Flat 2/1, 1 Whitehaugh Drive, Paisley, PA1 3PQ



Viewing by appointment only

Phone: 01505 331114 | Email: info@emersonhomes.com | Address: 36 High Street, Johnstone, PA5 8AH



2 Bedrooms | 1 Public Room | 1 Bathroom

Emmerson Homes are proudly presenting this immaculate second floor apartment on Whitehaugh Drive which offers the perfect blend of traditional tenement charm and modern comfort in a highly desirable location.

Conveniently situated just a stone's throw from the beautiful Barshaw Park, residents can enjoy easy access to one of Paisley's largest and most popular green spaces, ideal for leisurely walks, picnics, or simply relaxing on its extensive lawns.

Accessed via a secure, well maintained communal entry hall, the property opens into a generous reception hallway boasting an abundance of excellent storage. The front facing lounge is a **particular highlight, featuring a classic bay window that floods the room with natural light**, adding character to the space.

To the rear lies a well appointed modern kitchen, thoughtfully fitted with a range of base and wall mounted units, complemented by integrated oven, hob and hood for seamless modern living. There are two bedrooms both spacious doubles, comfortably accommodating larger furniture while enjoying a peaceful outlook over the front and rear gardens.

Completing the accommodation is a contemporary shower room with a stylish three piece suite, including a shower enclosure.

Externally, residents benefit from a well maintained communal rear garden, predominantly laid to lawn and enjoying a desirable west facing aspect, perfect for catching the evening sun and alfresco relaxation during the warmer months.

This home must be viewed to be fully appreciated and will appeal to a wide variety of buyers.

Renfrewshire Council, Tax Band C.

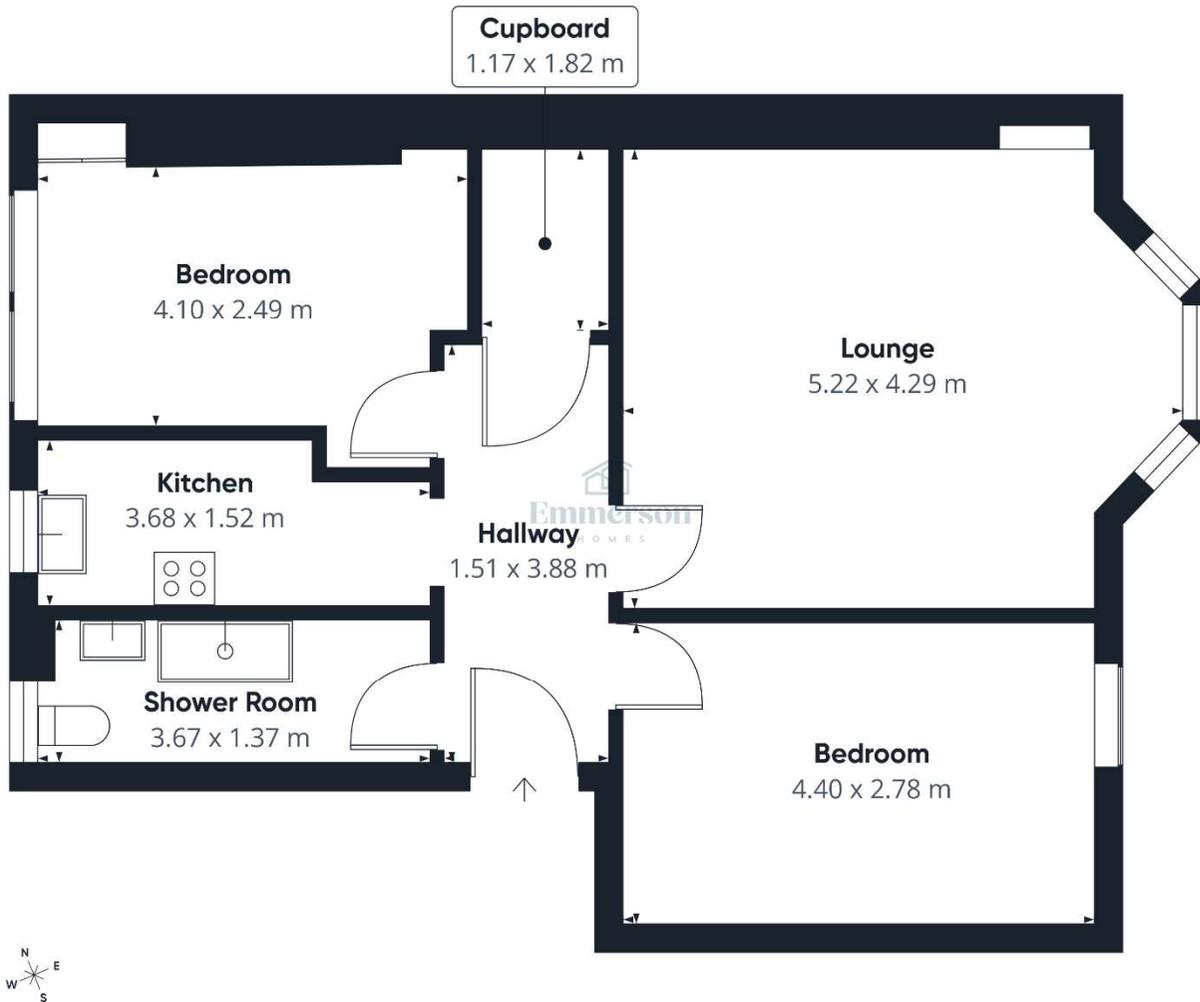
EPC Rating band C.

Whitehaugh Drive is superbly located in Paisley, with everyday amenities, shops, supermarkets, cafe's, bars and restaurants easily accessible. The flat lies just a stone's throw from Barshaw Park. Transport is excellent: regular buses serve Paisley town centre and beyond, Paisley Gilmour Street station (a short walk) provides frequent trains to Glasgow Central in 10-15 minutes and throughout Ayrshire including Prestwick International Airport. The nearby M8 motorway offers quick road links to Glasgow city centre, Glasgow Airport, Braehead and further afield. This well connected, peaceful neighbourhood combines convenience, green space and strong commuter links.

We are your local estate agents based in Renfrewshire. Whether you're selling or buying, you're in good hands with us. Feel free to submit a contact form and get in touch with your local property experts.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.





Approximate total area⁽¹⁾
63.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



www.emmersonhomes.com | 01505 331114 | info@emmersonhomes.com

Please note we have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

