







MQ Estate Agents are delighted to present to the market this superb, well-proportioned apartment in the 'A' listed Anchor Mill building which was converted in 2006. The property comprises of an open plan lounge and dining area with kitchen off this, two double bedrooms and four piece bathroom suite.

The apartment further benefits from double glazing and an economical wet electric heating system. The building is situated in the heart of Paisley and the views from the high and elegant windows are stunning. There is a secured door entry system to the building, a secured internal covered parking space as well as lift and staircase access inside the building.

Part Exchange is available.

#### LOUNGE/DINING

23' 0" x 18' 11" (7.024m x 5.774m) The open plan lounge and dining area overlooks the front of the property. Through three tremendous, double glazed high windows you can see mature trees and the skyline in Paisley. The high ceilings give a lovely bright and airy feel. Flooring is laid to wood effect laminate and walls are painted in a neutral colour scheme.

#### KITCHEN

10' 0" x 9' 7" (3.056m x 2.933m) The kitchen is just off the lounge area and comprises of a variety of wall, floor and tower mounted units. Integrated appliances include ceramic electric hob, extractor hood, oven and grill, microwave, dishwasher and fridge/freezer.



## BEDROOM ONE

12' 10" x 12' 7" (3.918m x 3.837m) The first double bedroom overlooks the front of the property. Flooring is laid to wood effect laminate and walls are painted in a neutral tone. You have the further benefit of a fitted wardrobe.

## BEDROOM TWO

14' 0" x 10' 0" (4.287m x 3.060m) The second double bedroom has ample space for additional bedroom furniture and benefits from a fitted wardrobe.

## BATHROOM

9' 11" x 7' 2" (3.027m x 2.188m) The spacious bathroom comprises of a four piece, white suite with bath, fully enclosed shower, low flush WC and wash hand basin. The room is complete with elegant grey tiling, chrome towel radiator, spotlight lighting and large vanity mirror above the basin.

## LOCATION

Anchor Mill is perfectly positioned in the heart of Paisley where you have a wealth of amenities available to you including restaurants, bars, and retail stores. Paisley Canal Street train station is nearby and there are regular bus services available taking you to Glasgow city centre in as little as 35 minutes and you have easy access to the M8 motorway taking you to Glasgow, Edinburgh and beyond. Paisley is well known for its art events and is home of the grand Paisley Abbey. A vibrant and inclusive community to be part of.



## VIEWINGS

Early internal viewing is imperative to fully appreciate all that this unique apartment has to offer.

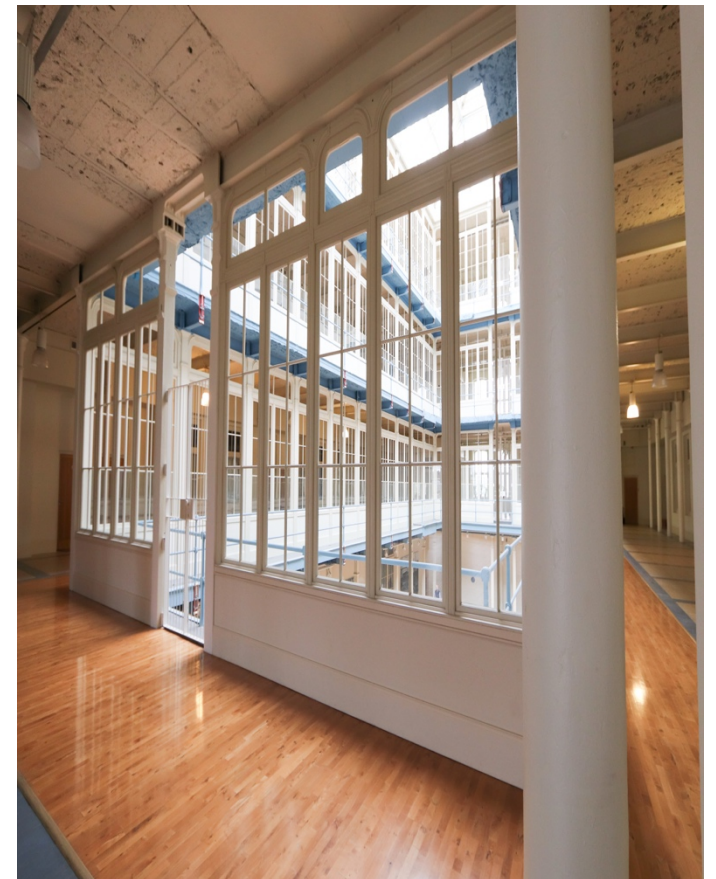
MQ Estate Agents are open 7 days a week:  
Monday to Friday 8am to 8:30pm & Saturday & Sunday 8.30am - 8pm to arrange your viewing or valuation appointment.





















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