



PRINTERS PLACE

PAISLEY | PA2 7RX

A COMBINATION OF **CONTEMPORARY ARCHITECTURE AND
GREENSPACE WITHIN A QUIET POCKET OF PAISLEY**



Printers Place in Paisley is the latest addition to the Ediston Homes collection, offering a selection of three and four bedroom homes nestled in a quiet pocket of the town, yet with a bustling neighbourhood right on the doorstep.

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The development offers four different house types, a collection of homes that will set itself apart through a combination of contemporary architecture, sustainable building features, and an amenity offering that highlights greenspace. These homes offer the opportunity to be part of a sustainable community while celebrating your own individual style, something woven into the fabric of Paisley's culture.

An Ediston home is experienced through quality and design, offering bright and airy, yet comfortable and cosy rooms: flexible spaces to shape your desires and utilise as you wish to suit your lifestyle, with a tastefully curated colour palette which you can choose from. The internal specification of these beautiful homes will include quality features in a perfect blend of contemporary and classic styling, ensuring your Ediston home never goes out of style.

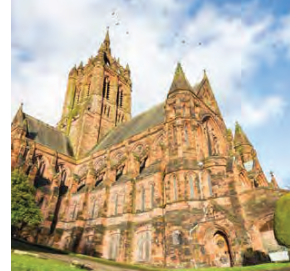
The first private residential homes for sale in this location for several years, Printers Place boasts a setting that allows you to enjoy a perfect balance of nature and city life. The location is truly unbeatable and enviably close to everything you could possibly want and need.

Whether you're already a homeowner or looking to buy for the first time, we're here to help you through the process, from finding the perfect space to making sure you get the information and support you need.

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Homeowners Portal

The Homeowner Portal (CRM) is here to help you with all things related to your new home. From maintenance checklists, to home warranty information, to information on key products, to submitting a Service Request, the Portal is your direct line to getting in touch with Ediston.



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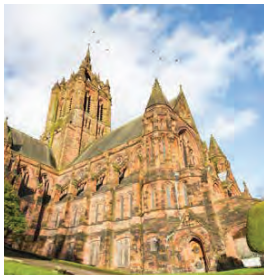
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THE AREA

Printers Place boasts a fantastic location in Paisley, often cited as Scotland's largest town, which is sure to appeal to first-time buyers, professionals, commuters, and families alike.

Paisley is known for its stunning architecture and outside of Edinburgh, the town has the highest number of listed buildings in Scotland. It became prominent in the 12th century with the establishment of Paisley Abbey, an important, historic religious hub which is known as the “mother church” of Paisley. In 2021, Paisley was named as Britain's top property hotspot, and it's easy to see why, with the amenities and services you would expect of a city, accompanied by the access to nature and greenspace you would expect living in the countryside. Printers Place is ideally positioned for swift access to a wealth of amenities and lies within walking distance of shops (including supermarkets) (3 minutes), Brodie Park (6 minutes), the train station (12 minutes),

the Royal Alexandra Hospital (19 minutes), and Paisley High Street (just 5 minutes away), whilst the M8 and the airport are a short 11-minute drive away, and you can be in Glasgow City Centre within 25 minutes by road. The area is well served by education facilities from nursery to secondary level, with Paisley also home to a University of the West of Scotland campus and a West College Scotland campus. Paisley is home to a number of gyms and leisure centres, offering a fantastic range of fitness and leisure facilities for the whole family to enjoy, whilst the town also has its own golf course. The town's several train stations and nearby road links, as well as excellent bus services, make travelling across Paisley and further afield easy and fast.



TRANSPORT

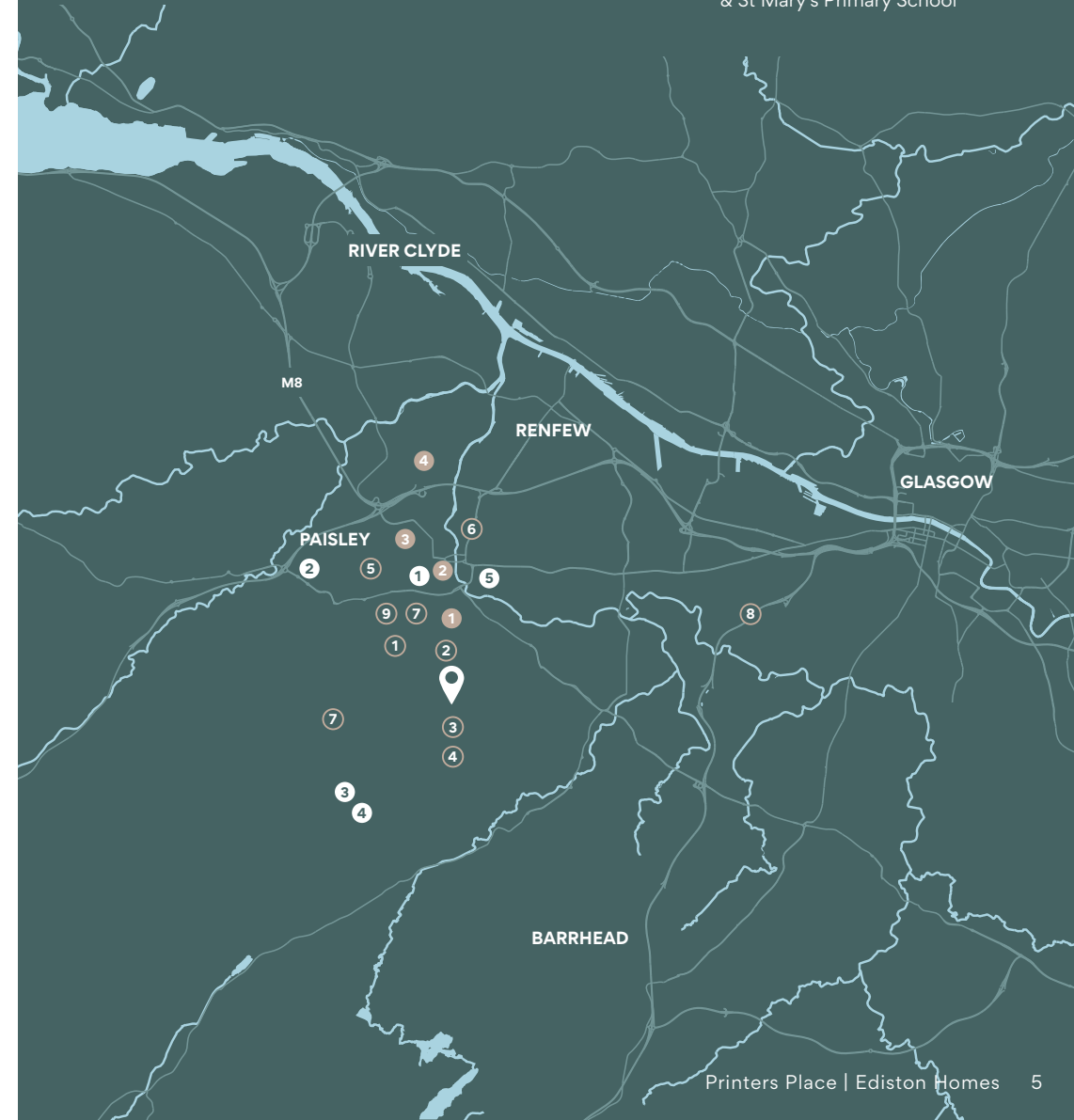
- 1 Paisley Canal Station
- 2 Paisley Gilmour Street Station
- 3 Paisley St James Train Station
- 4 Glasgow Airport

LEISURE

- 1 The Paisley Centre
- 2 Showcase Cinema
- 3 Gleniffer Braes Country Park
- 4 Paisley Golf Course
- 5 Lagoon Leisure Centre
- 6 Showcase Cinema

ESSENTIALS

- 1 Royal Alexandra Hospital
- 2 Co-op Food - Paisley
- 3 Petrol Station
- 4 Morrisons
- 5 University of the West of Scotland
- 6 West College Scotland
- 7 Castlehead High School
- 8 Gleniffer High School
- 9 West Primary School & St Mary's Primary School





Home Type Key

- Flatted Block
2 bed
Storeys: 3
Units: 12
- The Cameron House Type
3 bed
Storeys: 2
Units: 11
- The Gilbert House Type
4 bed
Storeys: 2
Units: 6
- The Flynn House Type
3 bed
Storeys: 2
Units: 12
- The Raeburn House Type
4 bed
Storeys: 3
Units: 8
- Parking:
64 spaces (130%)
- 11 Visitor Spaces



SPECIFICATIONS

Kitchen

- A choice of Interior Designed kitchens with coordinating front and wall units with modern laminated worktops with upstands
- Soft close unit doors
- Stainless steel sink with mixer-tap
- Extractor hood
- Bosch 4 ring induction hob
- Bosch integrated single oven
- Integrated Fridge and Freezer 70/30
- Stainless steel splashbacks
- Plumbing and electrics for washing machine
- Plumbing and electrics for dishwasher (size dependant on property)
- Ceiling mounted downlighters

Bathrooms

- Contemporary style sanitary ware to bathroom, WC and en-suite
- A choice of interior designed vanity units to bathrooms and ensuites
- WC with soft close toilet seats to bathrooms
- Ceramic wall tiling by Porcelanosa to bathrooms and en-suites
- Ceiling mounted downlighters
- Shaver point to ensuite
- White towel radiator

Bedrooms

- Mirrored sliding wardrobes to Bedrooms 1

Electrical

- White sockets and switches
- PIR Controlled exterior lights to front
- Doorbell to front door
- Double socket with USB in kitchen/ living room/bedroom 1
- Multigrid switch plate to kitchen
- Combined TV / Telephone point to living room and bedroom 1
- Mains wired smoke detectors with battery back-up
- Monoxide and dioxide detectors

Heating

- Gas Central Heating throughout: Thermostatically controlled radiators

Decorative

- All internal walls painted white
- White skirting and architraves
- White staircase with white handrail and newel caps
- Smooth moulded white ladder effect internal doors.
- Ceilings smooth and painted white

Exterior

- Double glazed PVCu windows (Anthracite exterior/white interior)
- Double glazed PVCu French doors (Anthracite exterior white interior)
- Front door PAS 24 Enhanced Security Accreditation (Anthracite exterior/ white interior)
- Anthracite up and over garage door (where applicable) to match
- Turf to front garden
- Rotovated topsoil to rear garden
- Patio from French / bi-fold doors to 2.4 x 1.8m patio
- Monobloc to drive way (where applicable) and footpath
- 0.9m post and rail fence between gardens

Home Additions

- Ediston Homes offer clients a range of finishing touches which will help create a home bespoke to each home owner's requirements – ask our sales advisor for more information.



THE CAMERON



The Cameron is a semi-detached or terraced three-bedroom home carefully created with modern living in mind.

The downstairs accommodation consists of a large living room enjoying a wonderful open-plan layout to the dining kitchen (supplemented by a utility room), which in turn opens onto the garden. On the first floor you will find three bedrooms. The principal bedroom boasts a built-in wardrobe and en-suite facilities, with the remaining bedrooms served by a family bathroom. Outside, in addition to the garden, the Cameron comes with off-street private parking.





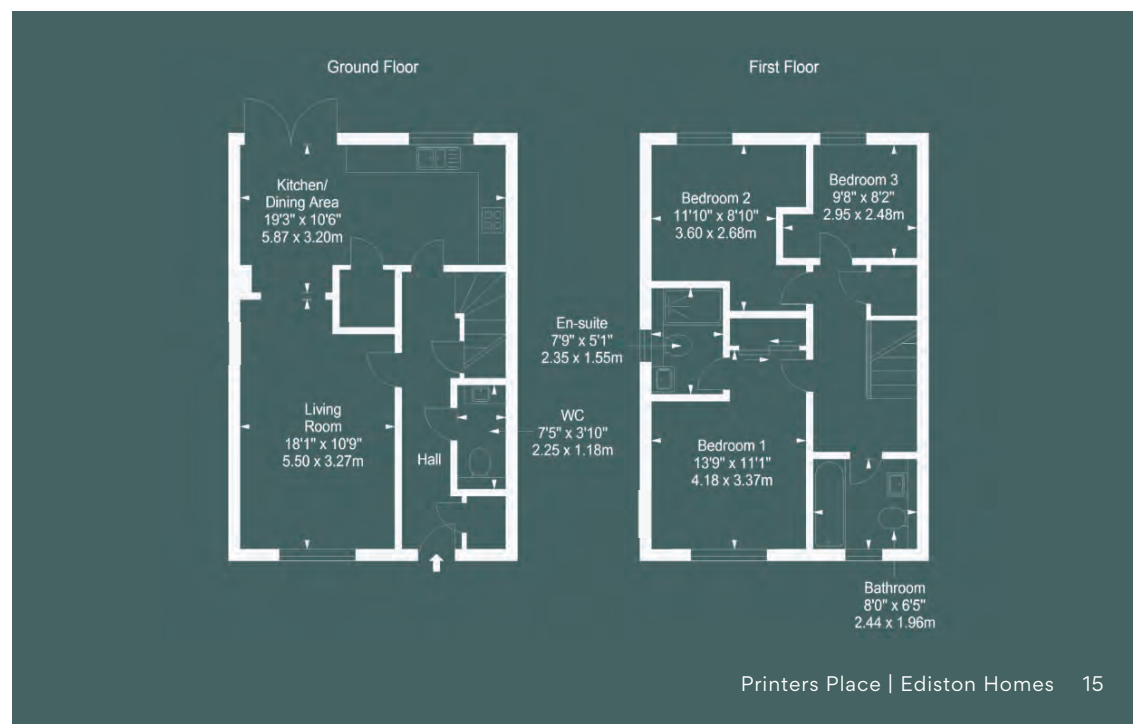


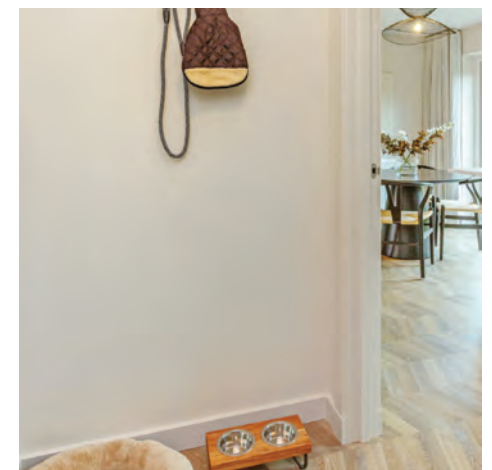
THE FLYNN



The Flynn is a semi-detached house making excellent use of light and space, offering a bright and spacious home with outstanding attention to detail.

On the ground floor, the living room is brightly illuminated and well-proportioned for everyday use, whether relaxing or socialising. Next door is a large open-plan kitchen and dining room, which is neatly zoned and bathed in lots of natural light. The contemporary kitchen comes equipped with a Bosch induction hob, integrated oven, an extractor hood and a fridge/freezer, and the adjoining dining area opens out onto the garden via French doors. The first floor is home to three generous bedrooms, continuing the light and airy feel of the home, with the principal bedroom supplemented by a built-in wardrobe. A family bathroom completes the internal accommodation. The Flynn comes with one or two private parking spaces (plot dependent).





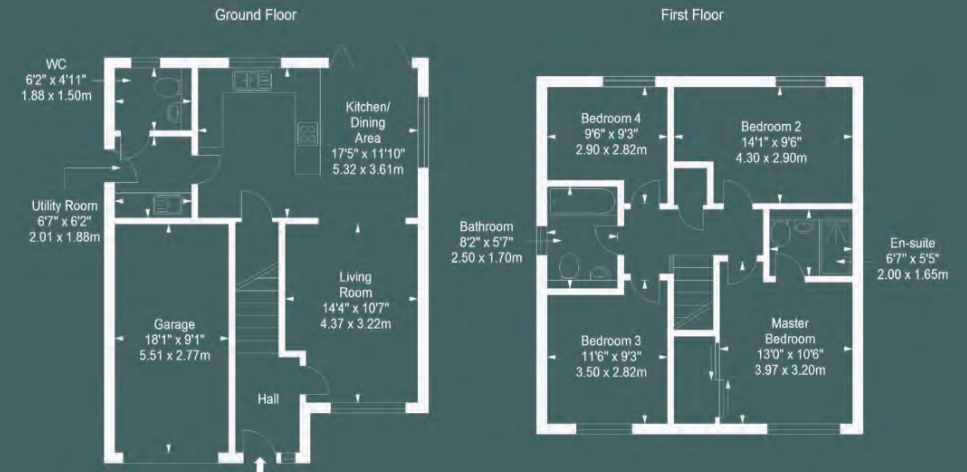


THE GILBERT

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The Gilbert is a stunning four-bedroom detached family home with desirable open-plan living allowing you to configure your living space to suit your lifestyle needs.

The light-filled living room flows openly into the dining room to the rear of the property, where bi-folding doors open to invite the outdoors in. The adjoining kitchen is well-appointed for cooking and supplemented by a utility room with external access and a WC. Four bedrooms and a family bathroom can be found on the upper level, with the principal bedroom accompanied by a built-in wardrobe. The principal bedroom further benefits from an en-suite. The Gilbert provides private parking by way of an integral garage and driveway.





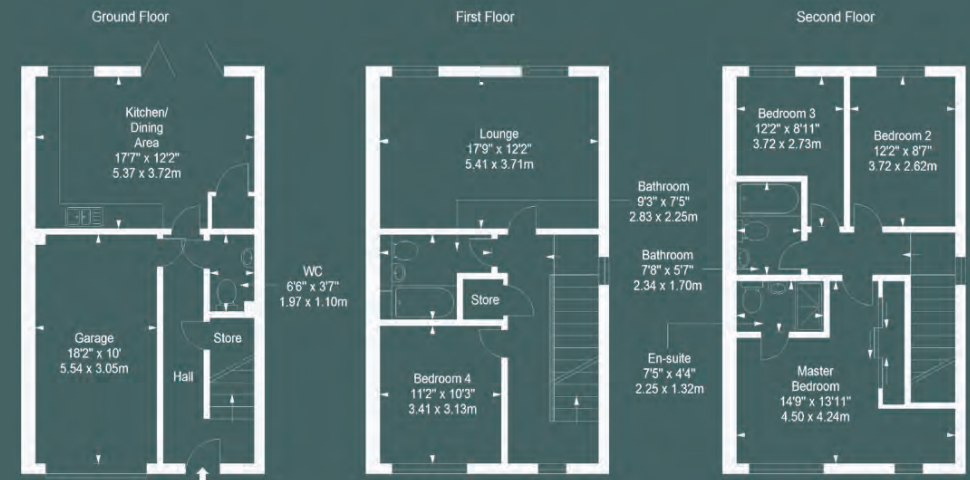


THE RAEBURN



The Raeburn is an imposing four-bedroom, semi-detached townhome with accommodation arranged over three floors.

On the ground floor you will find a wonderfully sociable dining kitchen spanning the entire width of the property and boasting bi-folding doors onto the garden, offering sought-after indoor/outdoor living. On the first floor is a large living room also spanning the width of the property, a versatile bedroom, and a family bathroom. The top floor houses the three remaining, well-proportioned bedrooms, with the particularly spacious principal suite complemented by built-in wardrobes and en-suite facilities. The Raeburn also comes with an integral single garage and a private single driveway.







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