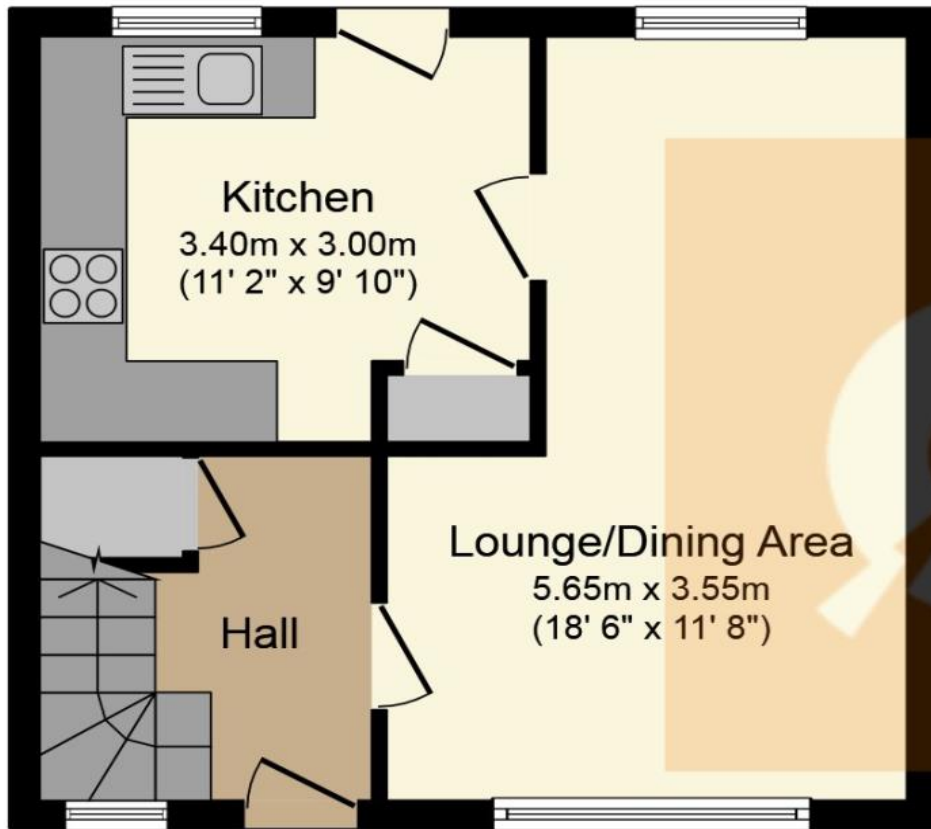




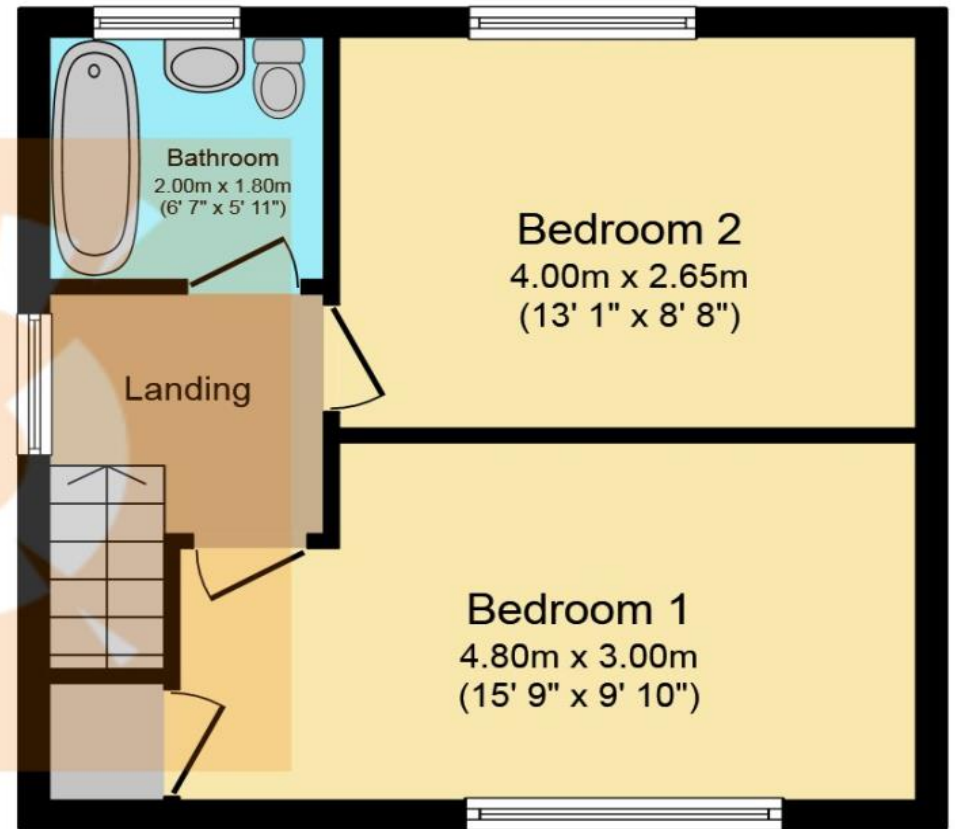
62 Ivanhoe Road, Paisley

Offers Over £95,000





**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## THE PROPERTY

Situated directly opposite a host of local amenities and walking distance to fantastic Primary, Secondary schools and public transport links, No.62 presents itself to the market in turnkey condition as a fantastic first-time purchase.

Externally, the property has been well maintained with a decorative stone driveway providing ample off-road parking for multiple vehicles. A paved walkway leads to the front entrance with a section of lawn and mature shrubbery surrounding which provides excellent privacy.

Entrance to the property is through a warm and welcoming entrance hall with under-stairs storage, leading in turn to the sensational family lounge. Quality wood effect flooring runs seamlessly throughout the lower level, with modern décor in neutral tones. The Lounge is further complimented by an abundance of natural sunlight from a dual aspect window formation, creating a bright and airy atmosphere. An open plan dining room provides a perfect space for entertaining guests or enjoying a meal with family.

The contemporary fitted kitchen holds a variety of fashionable white gloss wall and base mounted units paired with contrasting countertops and brick-effect splashback for a stylish and efficient workspace. The kitchen further benefits from an integrated oven, four ring gas cooker and hood as well as space for additional free-standing appliances. An in-built storage cupboard provides further useful space for larger items.

Into the upper level there are two double bedrooms, both highly impressive in size and awash with natural light. Bedroom 1 features in-built storage at half height which also houses the central heating boiler, perfect for the needs of growing families.

Completing the property internally is the ultra-modern and fully tiled three-piece family bathroom, comprising of wash hand basin, W.C. and bath with rainfall shower overhead. The bathroom has also been fitted with stylish chrome fixtures & fittings.

Via the upper landing is access to further useful storage space within the attic which has been partially floored.

The rear garden is a truly wonderful space, fully enclosed providing a safe and enjoyable space for children & pets alike. Tiered over 3 levels and equally low-maintenance, the gardens boast a private decking area as well as large patio and two separate sections of lawn. With masses of space for little ones or elegant entertaining during the summer months.

This beautiful family home further benefits from gas central heating and double glazing throughout, providing all rooms with a cosy warmth.

Located within safe walking distance to excellent local Primary & Secondary schools. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

A selection of local amenities are perfectly placed on your doorstep with public transport links only a short walk away.

You have the best of both worlds with this property. The location is ideal for long walks with the countryside on your doorstep, whilst having a great selection of amenities including shops, supermarkets, schools, and transport services. Bus and rail links give regular access throughout the area into Paisley town centre, Glasgow and further afield. The M8 motorway network is within a few miles and provides additional links to Glasgow Airport, Braehead Shopping Centre, and Glasgow City Centre.

This fabulous, end-terraced home will no doubt be very popular and therefore we would highly recommend an early viewing to avoid disappointment. Viewing by appointment only - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report.

Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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