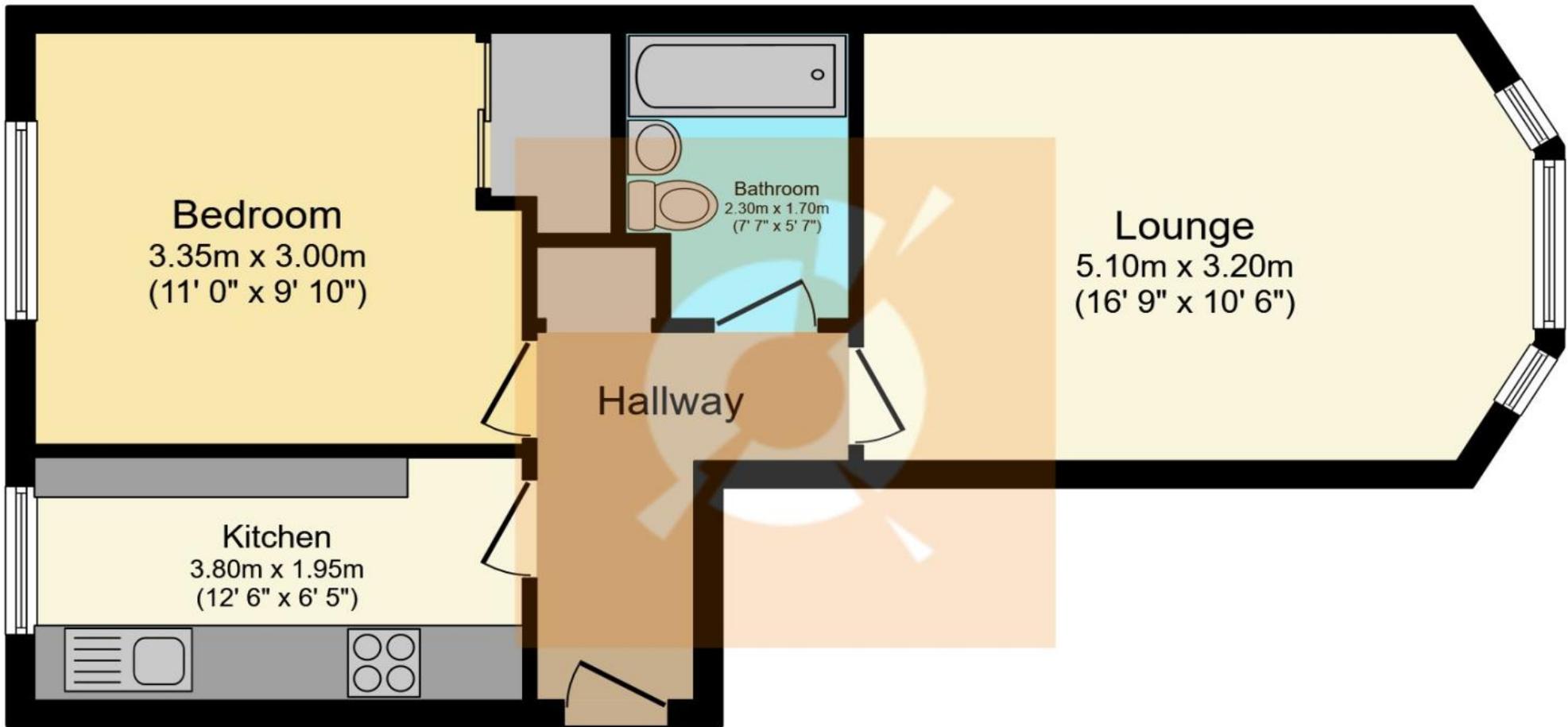




3/1, 36 Broomlands Street, Paisley

Offers Over £36,000





## Floor Plan

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

## THE PROPERTY

Located in Paisley's West End, this traditional style top floor Apartment is situated only a short walk from the University as well as all town centre amenities, leisure facilities and excellent transport links by bus and rail. Highly affordable, it presents a fantastic purchase opportunity which is certain to appeal to a wide variety of buyers!

Access is via a shared underpass at ground floor, which leads to the communal rear gardens. A perfect sun-trap during the summer months, the large drying lawn and patio area offer a perfectly private and peaceful outdoor space. An open staircase to the rear leads to the shared entrance porch providing access to all Apartments within, and is immaculately maintained by the owner occupiers on a self-factoring basis.

Apartment 3/1 is located in a popular top floor position, enjoying wonderful views to both the front and back. The spacious lounge is beautifully bright with abundance of natural light from the traditional bay window formation. A focal point gas fireplace creates a cosy atmosphere, perfect to relax and unwind after a long day.

The modern fitted kitchen has storage in the form of base and wall mounted units with contrasting countertops, making for an efficient workspace. A fitted breakfast bar provides the ideal place to enjoy a morning coffee with views overlooking the rear gardens. There is plentiful under counter space for free-standing appliances such as washing machine, fridge and freezer. An integrated oven with 4-ring gas hob will be included within the sale, making this an ideal purchase for buy-to-let investors or first-time buyers.

The well-presented three-piece bathroom is fully tiled in crisp neutral tones and comprises of w.c, wash hand basin and bath with wall mounted shower. Chrome fixtures and fittings including stylish heated towel rail can be found throughout.

Completing the internal accommodation is the double bedroom which is generous in size with substantial in-built mirrored wardrobes.

This property further benefits from gas central heating providing the home with a lovely warmth all year round, the combi-boiler system has recently been serviced. Traditional sash & case windows are present to the rear whilst the front facing lounge benefits from upgraded PVC window frames. Electrical upgrades have recently been completed by the current owners and the property now meets current legislative standard throughout.

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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