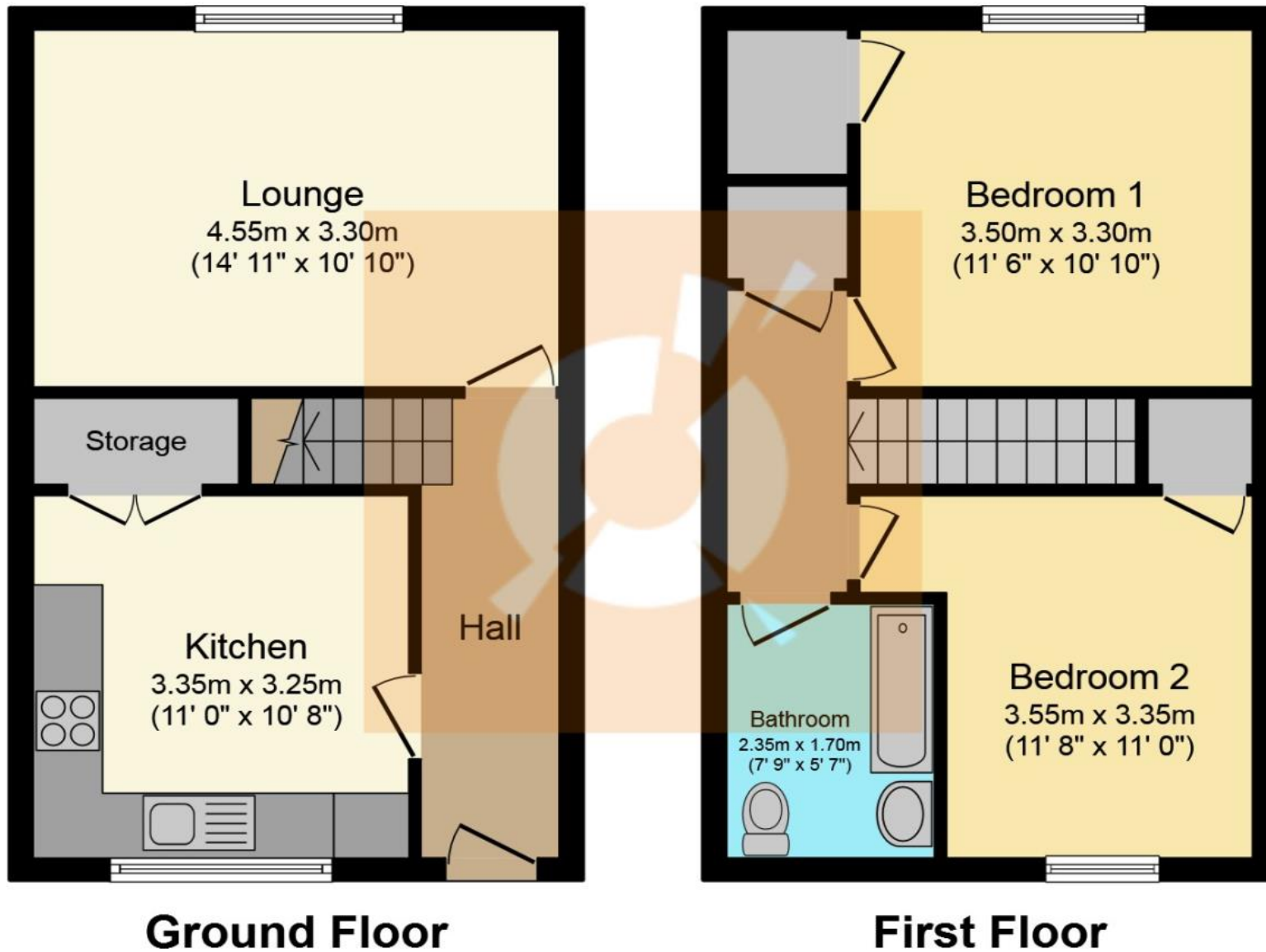




4E West Campbell Street, Paisley

Offers Over £65,000





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

THE PROPERTY

Welcome to 4E West Campbell Street, Paisley. This exciting purchase opportunity is ideal for investors or those who are seeking a fantastically affordable first-time buy in true walk-in and start living condition.

Superbly spacious and beautifully presented throughout, the accommodation is situated on the first floor, split over two levels internally, offering; lounge, family bathroom, two generous double bedrooms, dining kitchen and separate utility area.

The development further benefits from plentiful parking space within the residents car park at the rear of the building, surrounded by well-maintained communal grounds which are fully maintained by the local authority. Externally the property has its own secure storage area as well as use of the communal launderette facilities. A small monthly factor charge applies to all properties in the building to cover associated costs.

A spacious front facing lounge with large double glazed window formation allows for lots of natural sunlight. Modern wood effect flooring runs seamlessly throughout the lower level of the property as does fresh neutral décor in a variety of contemporary tones.

The recently upgraded Dining-Kitchen provides an abundance of storage space within a range of crispy high-gloss wall and floor mounted cabinetry. Contrasting granite effect countertops providing both a fashionable and efficient workspace. A integrated oven, 4 ring gas hob and extractor hood will all be included within the sale, with a separate area allowing for freestanding fridge-freezer. An adjoining utility space is ideal for a variety of uses whether as a laundry room or additional downstairs storage if desired.

On the upper level are two extremely generous double bedrooms, both with quality fitted carpets and fresh neutral décor, presenting in true walk-in living condition. Both bedrooms also feature their own spacious walk-in storage areas.

The immaculately presented family bathroom has elegant white 3 piece sanitaryware and ultra-modern floor to ceiling tiles. Comprising of bath with electric shower overhead, w.c. and wash hand basin, contained within a stylish vanity storage unit. Contemporary chrome fixtures and fittings including a heated towel rail finish the space perfectly.

Gas central heating and upgraded double glazing feature throughout the property, with a new combi-boiler having been installed in recent months. The property has excellent internal storage spaces throughout as well as the addition of further attic space, accessible from the upper landing.

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.

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www.thepropertyboom.com
70 West Regent Street, Glasgow, G2 2QZ
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com