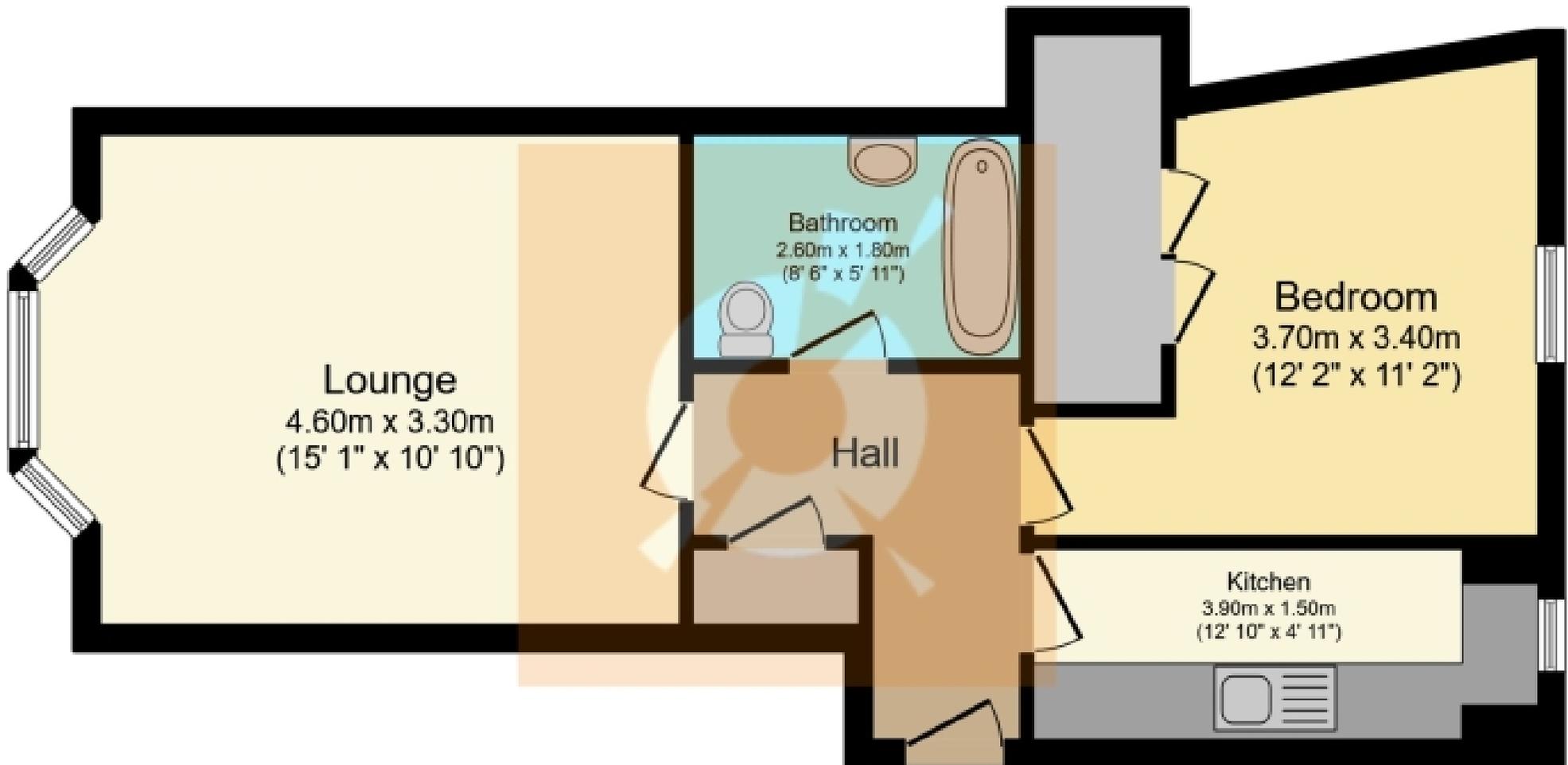




9 Lawn Street, Paisley

Offers Over £57,000





## Floor Plan

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

## THE PROPERTY

Situated within the ever-popular Paisley locale, this fantastic first floor apartment offers spacious accommodation within walking distance from a host of amenities and excellent transport links. This fabulous property is sure to appeal to a wide range of purchasers to include first-time buyers, buy-to-let investors, and professionals alike.

Entrance to the building is via a secure door entry system leading through a well maintained communal close and stairwell with traditional stained-glass windows. Situated on the first floor, Apartment 1/3 welcomes you in through the bright airy reception hallway which provides access to all rooms within the home.

The lounge is strikingly spacious with impressive ceiling heights and features a traditional sash and case bay window formation which floods the room with an abundance of light. The room is neutrally decorated with wood effect flooring for a relaxing ambience.

The well-appointed kitchen is fitted with white wall and base mounted units paired with contrasting worktops, creating an efficient workspace. The kitchen further benefits from appliances including standalone electric cooker, washing machine, fridge and freezer which will all be included within the sale, making for a fantastic first-time purchase or investment.

This wonderful apartment has a generously proportioned double bedroom with excellent in-built storage solutions in the form of sliding wardrobes. Completing the home is a bright and airy three-piece bathroom comprising of a bathtub with overhead shower, W.C. and wash hand basin.

Externally, there is an elevated roof terrace with communal drying area, offering the perfect spot to soak up the summer sun. Each property has their own external storage shed as well as access to further outhouse storage which is protected by pin-code security. Electric heating provides all rooms with a delightful warmth, and there are traditional sash and case windows.

This fantastic apartment is perfectly located for a variety of shops, supermarkets and amenities within Paisley town centre. The M8 motorway network is located only moments away and provides additional links to Glasgow Airport, Braehead Shopping Centre and Glasgow City Centre.

Viewing is by appointment - please contact The Property Boom to arrange a viewing or for any further information. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

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