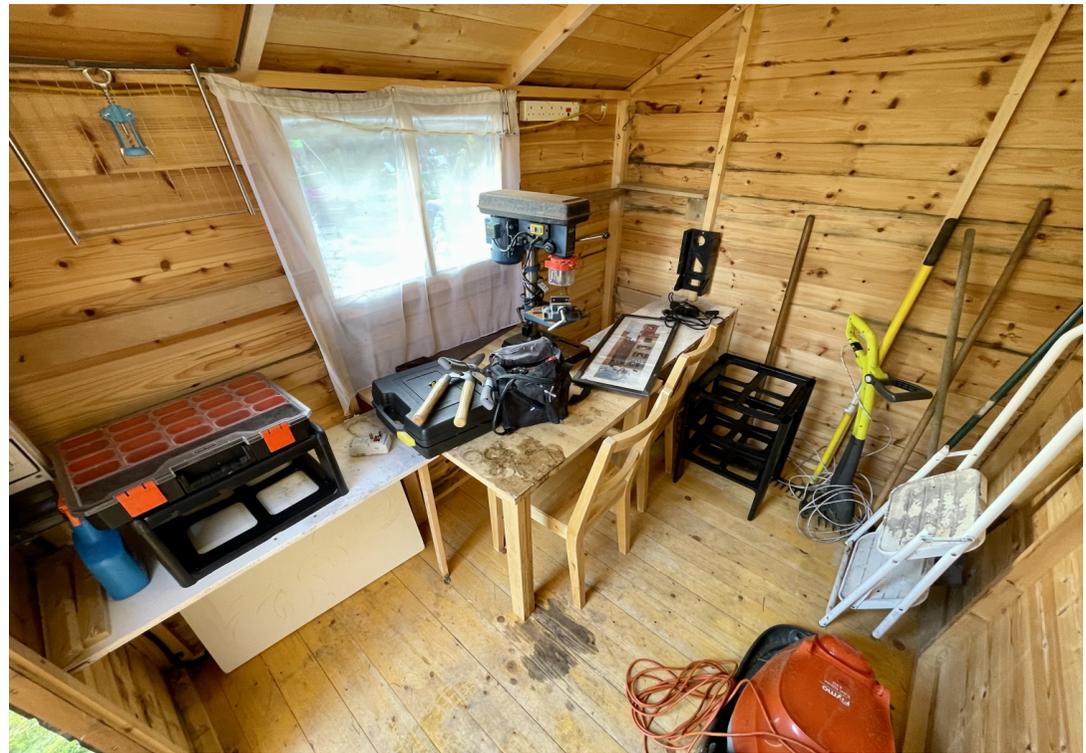
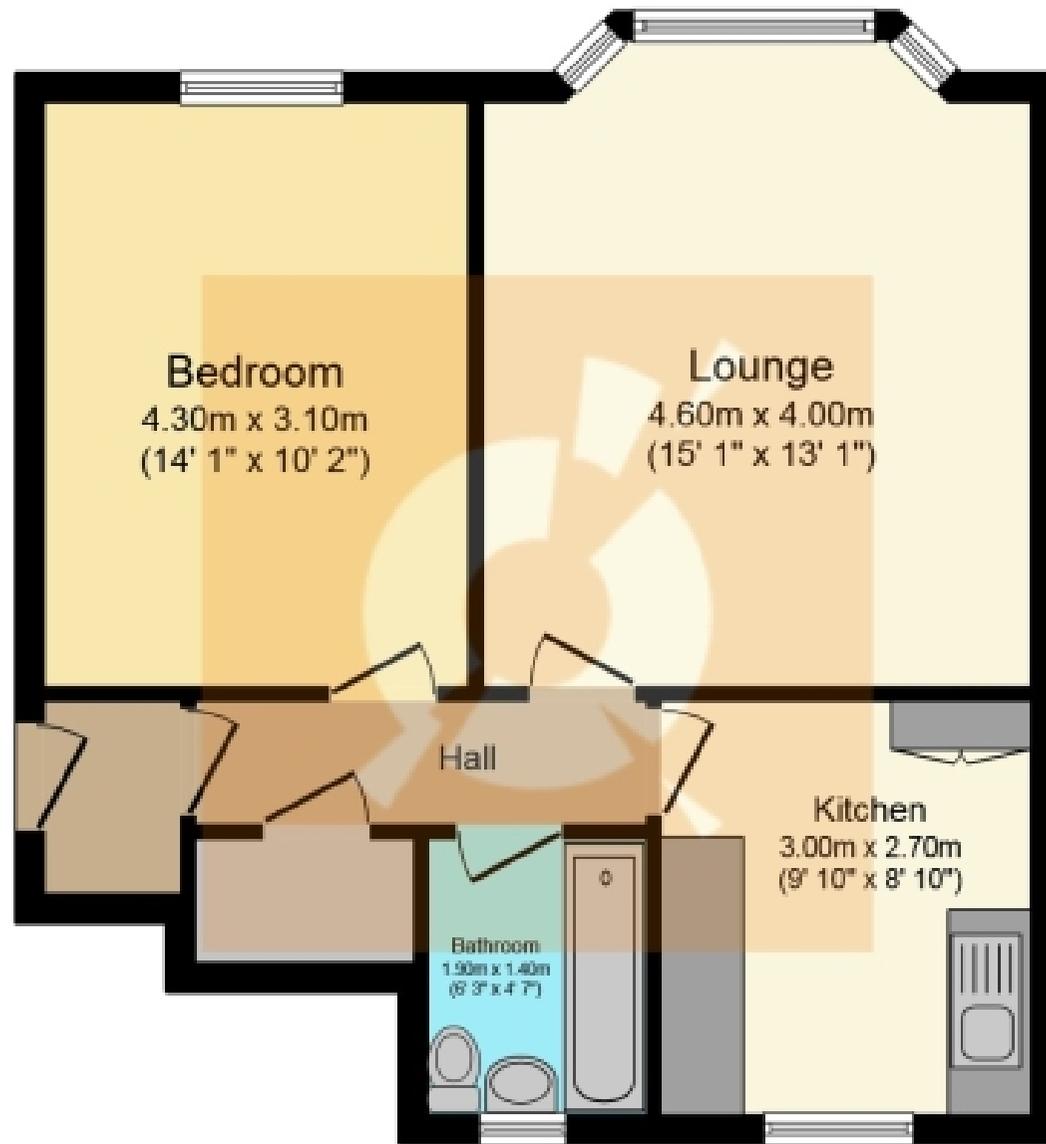




**28 Brabloch Crescent, Paisley**

**Offers Over £67,000**





## Floor Plan

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

## THE PROPERTY

**\*\*SOUGHT-AFTER LOWER COTTAGE FLAT SET WITHIN POPULAR PAISLEY LOCALE\*\* \*\*PRIVATE GARDEN SECTION\*\*SHED WITH POWER & LIGHTING\*\***. Walking distance to a host of excellent local amenities. View in Person or Online. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 28 Brabloch Crescent. This sought-after lower cottage apartment is ideally located within the ever-popular town of Paisley and presents itself as a fantastic opportunity for first-time buyers, buy-to-let investors, and downsizers alike.

Entrance to the property is via a secure main door entry. Upon entering the apartment, we enter the bright and airy reception hallway which has been decorated in neutral tones.

The lounge is spacious in size and offers plenty of room for a dining table and chairs. A delightful bay window formation floods the room with an abundance of natural light. A further focal point of the room is the fireplace with electric fire.

The well-appointed kitchen features an array of wall and base mounted units paired with granite-effect worktops. There is a stainless-steel sink with chrome mixer tap and drainer, and appliances include a standalone electric cooker, washing machine, under counter fridge, and freezer which will all be included within the sale – making this an excellent first-time purchase.

The property further boasts a well-proportioned double bedroom. Completing the property internally is the three-piece bathroom, comprising of; W.C., wash-hand-basin and bath with shower overhead.

To the rear, the property has a large, low-maintenance communal garden. A private section of garden is allocated to the property, providing a lovely space to relax and enjoy the summer sun. The private shed features power and lighting, offering the perfect space for a workshop or home office.

Warmed by gas-central heating and featuring double glazed windows throughout, the property enjoys a lovely warmth all year round. Included within the sale of the property is all ceiling shades, curtains, blinds, and carpets.

Paisley has a great selection of local and town centre amenities including shops, supermarkets, schools, and transport services, which within walking distance of the property. Bus and rail links give regular access throughout the area into 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.

Viewing by appointment - 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.

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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