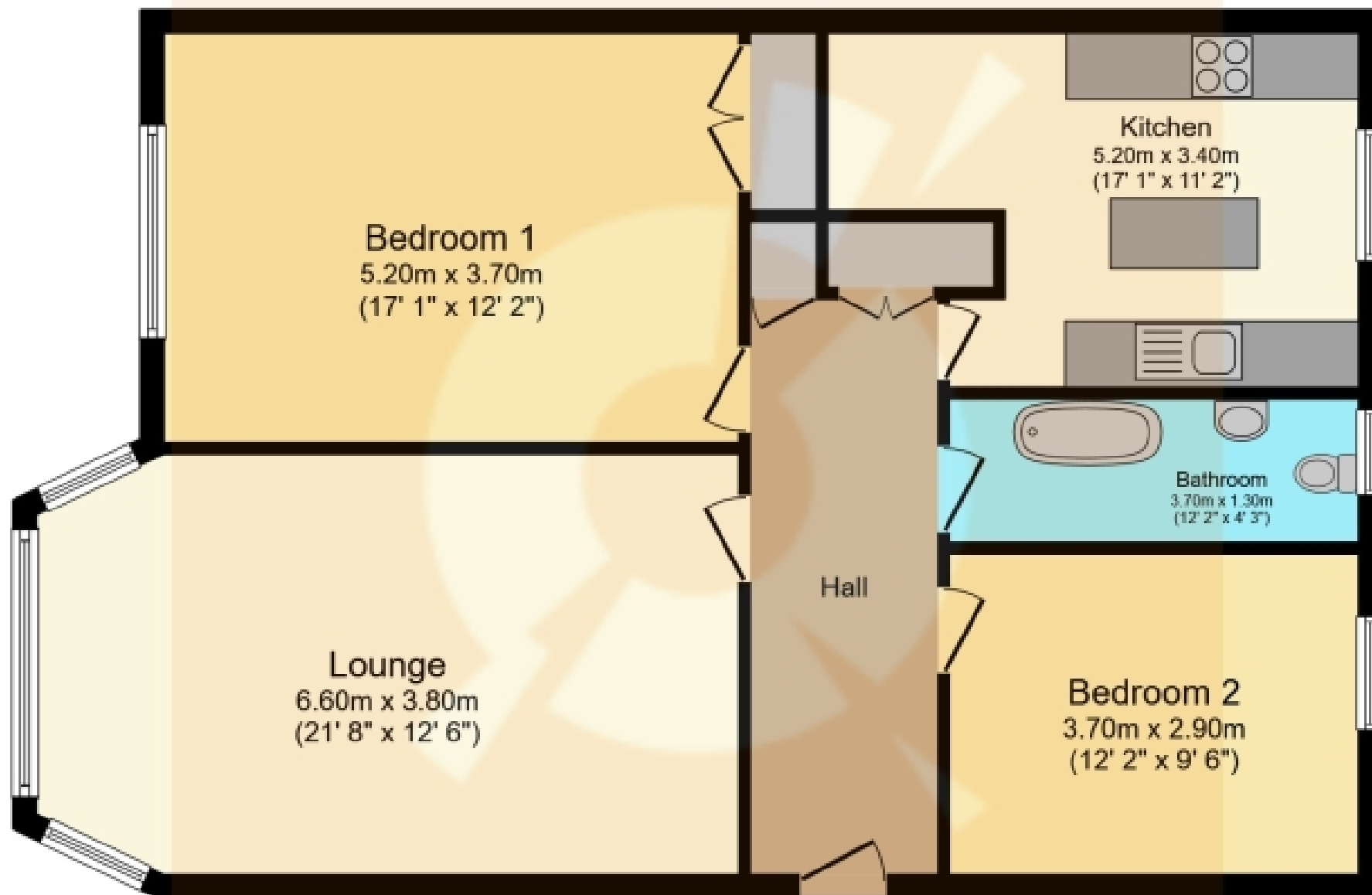




33 (Flat 2/2), Espedair Street, Paisley

Offers Over £149,000





Floor Plan

Total floor area 85.8 m² (924 sq.ft.) approx

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

THE PROPERTY

**** TRUE WALK-IN CONDITION ** CONTEMPORARY KITCHEN & BATHROOM ** IMPRESSIVE HEIGHTS & DIMENSIONS ** CHARMING PERIOD FEATURES ** FANTASTIC FIRST-TIME PURCHASE ****. Please contact your personal estate agent, The Property Boom, for much more information and a copy of the Home Report.

Nestled within the ever-popular Paisley locale, Espedair Street boasts a line of charming traditional blonde sandstone apartments, exuding character and charm. Positioned within easy reach of local amenities and public transport links, this property presents an ideal opportunity for both first-time buyers and investors alike.

Accessed via a secure door entry system, No. 33 welcomes you into Apartment 2/2 via a well-maintained communal close and staircase leading to the top floor. A bright and inviting entrance hallway seamlessly connects all rooms within the apartment.

The family lounge immediately captivates with its impressive dimensions and soaring ceiling heights adorned with intricate cornicing and centre rose. Enhanced by bay window formations, this space is infused with character, offering an ideal sanctuary for relaxation.

The contemporary kitchen features a striking combination of matte wall and base mounted units, complimented by contrasting worktops for a sleek and efficient workspace. Equipped with an integrated 4-ring electric hob with oven/grill and extractor hood, along with ample space for freestanding appliances, the kitchen also boasts a delightful breakfasting bar-an inviting spot for enjoying your morning coffee. Adjacent to the kitchen, the convenient study area is ideal for a home office setup or however you see fit.

Apartment 2/2 comprises two generously proportioned double bedrooms, with Bedroom One offering excellent in-built storage solutions for added convenience.

Completing the internal layout is a modern three-piece bathroom, featuring a bathtub with handheld shower, a wash hand basin enclosed in a vanity unit, and a W.C.

To the rear is a communal garden space, predominantly laid to lawn and fully enclosed, providing a drying green area and ample space for children and pets to play freely.

Paisley has a great selection of local and town centre amenities including shops, supermarkets, schools and transport services. Bus and rail links from both Paisley Gilmour and Canal Street give regular access throughout the area into Glasgow and further afield. The M8 motorway network is located only moments away 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. 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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