



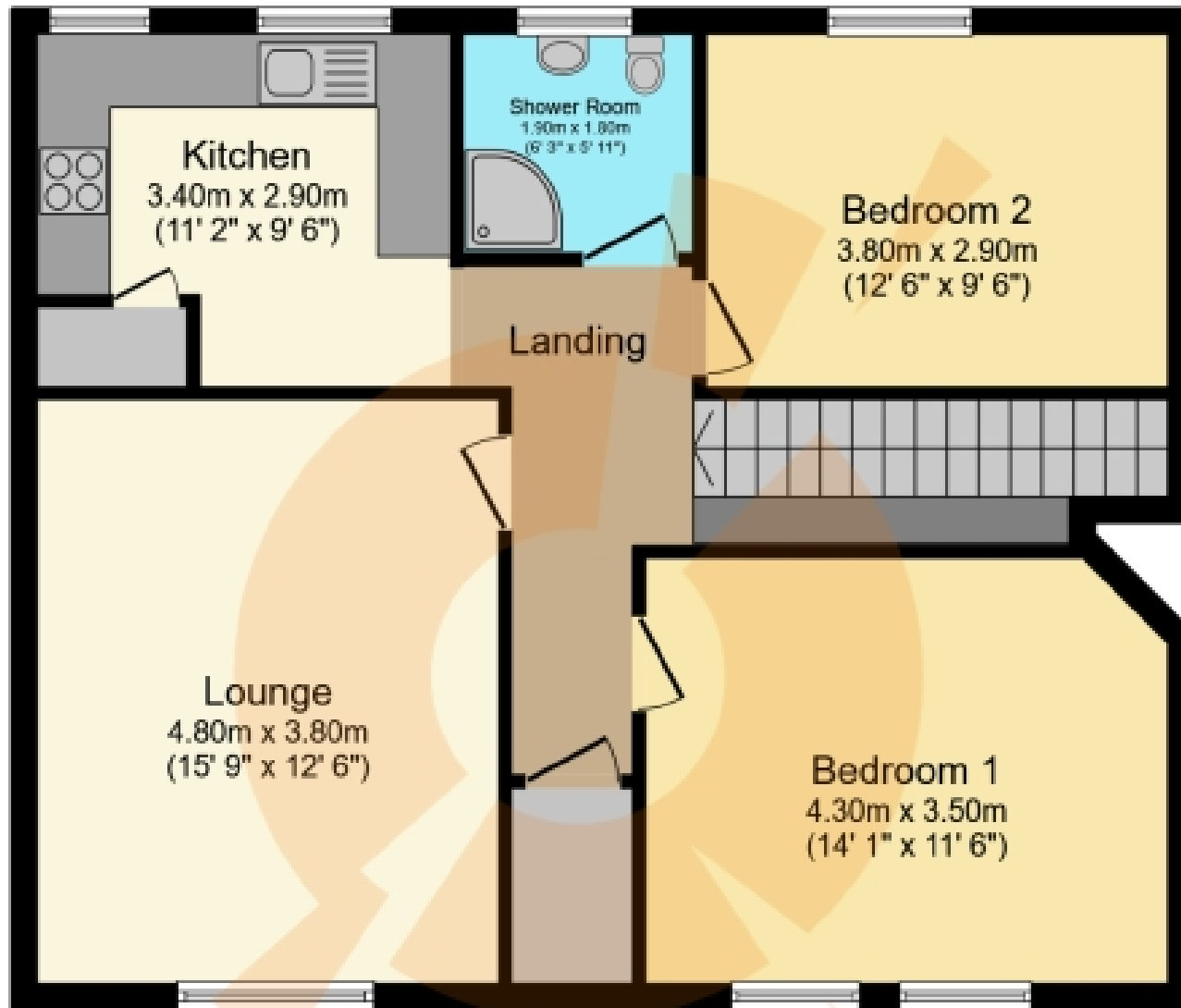
**58 Whitehaugh Avenue, Paisley**

**Offers Over £139,995**









### First Floor

Floor area 71.9 sq.m. (774 sq.ft.)

**TOTAL: 71.9 sq.m. (774 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

**\*\* WALK-IN CONDITION \*\* CONTEMPORARY KITCHEN & SHOWER ROOM \*\* TWO DOUBLE BEDROOMS \*\* PRIVATE DECKING AREA \*\* PRIVATE DRIVEWAY & EV CHARGING PORT \*\*** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 58 Whitehaugh Avenue and this stunning upper cottage flat which is situated within the ever-popular Paisley locale. The property has been thoughtfully upgraded throughout to create a home in true walk-in condition, offering an excellent opportunity for a wide range of purchasers.

To the front of the home is a private driveway offering safe off-street parking with the added benefit of an electric car charging port. A staircase and railing leads up to the porch which can be accessed through a secure fob-only entrance door.

The stylish family lounge boasts generous dimensions which are further complimented by neutral décor and abundance of natural sunlight. There is ample space for a dining table and chairs, creating the perfect spot to enjoy a home-cooked meal.

The contemporary fitted kitchen holds an array of white hi-gloss wall and base mounted units contrasted with marble-effect worktops. Integrated appliances include a 4-ring gas hob with extractor hood, oven, microwave, dishwasher, and there is further space for free-standing appliances where desired.

There are two generously proportioned double bedrooms, both softly decorated and flooded with natural light. Within No. 58 you'll also find a large storage cupboard, providing access to the floored loft space.

Completing the internal accommodation is the modern three-piece shower suite comprising of walk in shower cubicle with overhead rainfall shower, W.C. and wash hand basin enclosed within a stylish gloss vanity unit.

To the rear of the property is a sizable garden, providing both a communal drying area and private sociable decking which has just recently been installed; perfect for enjoying during the summer months.

The property further benefits from gas-central heating and double glazing throughout, providing all rooms with a delightful warmth.

Paisley has a great selection of local and town centre amenities including shops, supermarkets, schools and transport services. 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 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. Thank you.

WOULD YOU LIKE A FREE DETAILED VALUATION OF YOUR OWN PROPERTY? TAKE ADVANTAGE OF OUR DECADES OF EXPERIENCE AND GET YOUR FREE PROPERTY VALUATION FROM OUR FRIENDLY AND APPROACHABLE TEAM. WE CUT THROUGH THE JARGON AND GIVE YOU SOLID ADVICE ON HOW AND WHEN TO SELL YOUR PROPERTY.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

[www.thepropertyboom.com](http://www.thepropertyboom.com)  
70 West Regent Street, Glasgow, G2 2QZ  
Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)