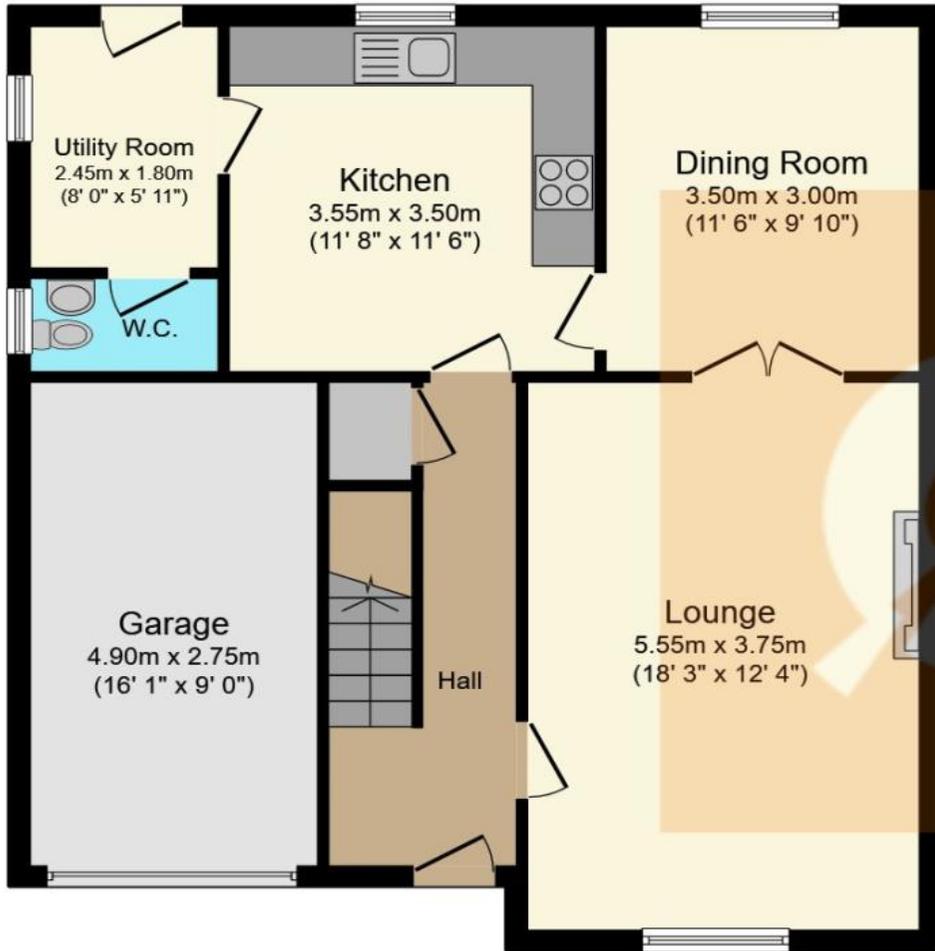




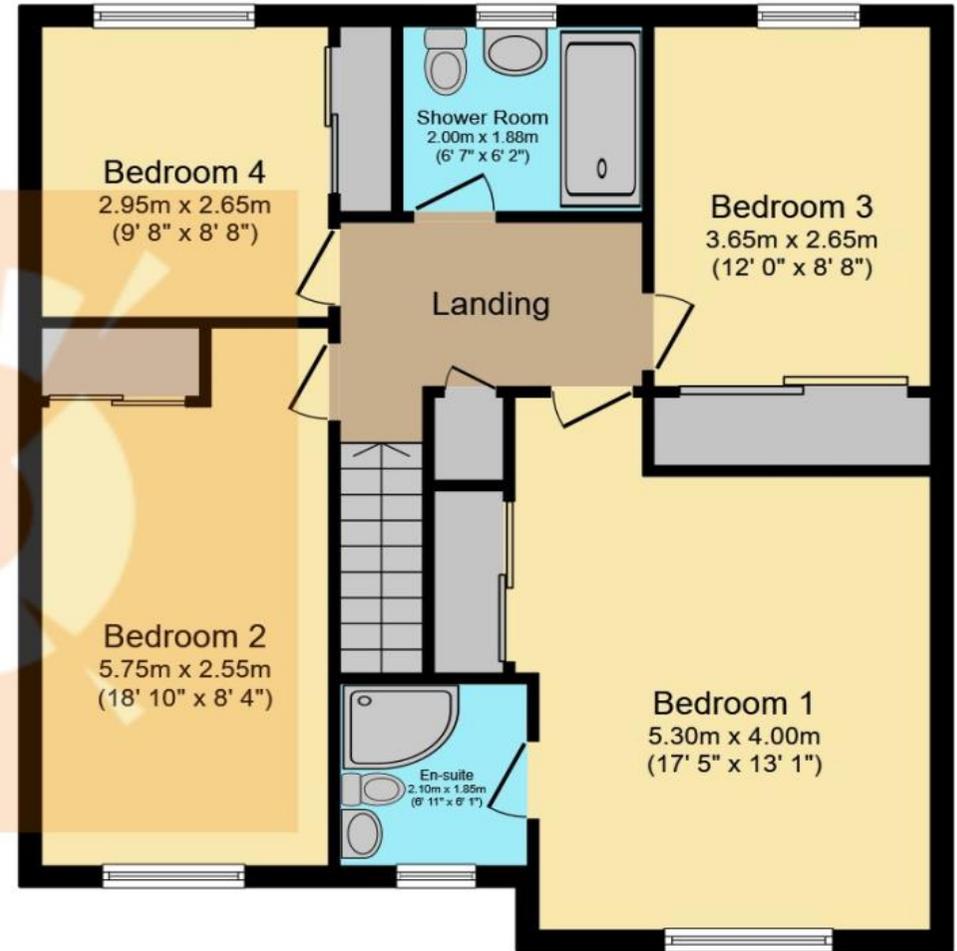
10 The Moorings, Cotton Quay, Paisley

Offers Over £265,000





**Ground Floor**



**First Floor**

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

## THE PROPERTY

A fantastic opportunity has arisen to purchase this incredibly well presented 4-bedroom detached home providing an abundance of stylish and versatile space over two levels. There is a large monobloc driveway leading to integral garage at the front, affording plenty of off-street parking.

Access to the property is via traditional storm doors into the entrance vestibule and in turn to a warm, welcoming reception hallway. Upon entering, you quickly realise the great scale and volume on offer within this wonderful family home.

The contemporary family lounge boasts excellent dimensions and also features a large double-glazed window formation to the separate dining room, infusing this entire space with natural sunlight. A charming focal point fireplace fills the room with a delightful warmth, wonderful for those cosy winter evenings with family.

From the dining room guests can enjoy views over the beautifully landscaped back gardens. Featuring a superb sociable patio area, ideal for alfresco dining, entertaining or simply relaxing with family during the summer months. Decorative gravel, planting and mature shrubbery make for low-maintenance and enhance the charm of this entire area, timber fencing creates a child-friendly garden as well as providing lots of privacy.

The generous breakfasting kitchen is the epicentre for modern living, creating a sociable area and pleasurable cooking environment. Included in the sale is a host of integrated appliances to include a 4-ring gas hob with extractor hood, oven/grill and dishwasher. Off the kitchen is a separate utility room which offers further storage and counter space. A freestanding washing machine located within a fitted unit will also be included within the sale.

The ground level further benefits from a downstairs w.c. which is elegant in its simplicity with crisp white wall panelling and modern sanitaryware, chrome fixtures and fittings finish the space perfectly.

Climbing the stairs to the first floor, you will find four good sized bedrooms which are all wonderfully complimented with built-in storage solutions. The master suite is impressive in size, boasting its own ultra-modern en-suite shower room with contemporary fixtures and fittings throughout.

The immaculate family shower room is contemporary in style and comprises of a large walk-in shower cubicle with glass screen, w.c. and wash-hand-basin which has been contained within a stylish high-gloss vanity unit. The 3-piece suite also includes a dual-head waterfall shower, matching waterfall tap and chrome heated towel rail.

This fantastic family home further benefits from double glazing and gas-central heating throughout, offering extra warmth and comfort. No stone has been left unturned in the presentation of this beautiful property and we would highly recommend an early viewing to fully appreciate the scale of accommodation on offer!

The Moorings is a fantastic location with excellent local amenities. There are a variety of shops, large super-markets as well as The Royal Alexandria Hospital, all within easy walking distance. Gas-central heating and double glazing can be found throughout, providing all rooms with a delightful warmth.

Please consult The Property Boom school catchment and performance tool on our website to receive detailed information on the choice of schooling in the area from Primary through to Secondary level. 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)