







## Floor Plan

Floor area 43.4 m<sup>2</sup> (467 sq.ft.)

**TOTAL: 43.4 m<sup>2</sup> (467 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

**\*\* FULLY REFURBISHED FLAT \* WALKING DISTANCE FROM RAILWAY STATION \* RECENTLY INSTALLED KITCHEN & BATHROOM \* GREAT TOWN CENTRE AMENITIES \***  
Please contact your personal estate agents, The Property Boom, for more information and a copy of the Home Report.  
Welcome to No. 74 Causeyside Street, Paisley. Positioned in a great central location, within walking distance from Paisley Canal St and Paisley Gilmour St railway stations, this fully refurbished second floor flat is a fantastic opportunity for first time buyers and professionals alike.

Entering the flat itself, the lounge is spacious, and has masses of natural light pouring in through the bay window formation. The recently fitted kitchen is well appointed, with white high gloss wall and base mounted cabinetry, space for free standing appliances, and in integrated oven, electric hob and extractor hood.

The bedroom is a spacious double, with the added benefit of in-built storage solutions. Completing the interior, is a contemporary three-piece shower room, comprising of a walk in corner shower, w.c. and a wash hand basin encased within a vanity unit.

To the rear of the property you will find external communal areas with drying greens.

The property further benefits from gas central heating and recently installed double glazing throughout.

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.

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