



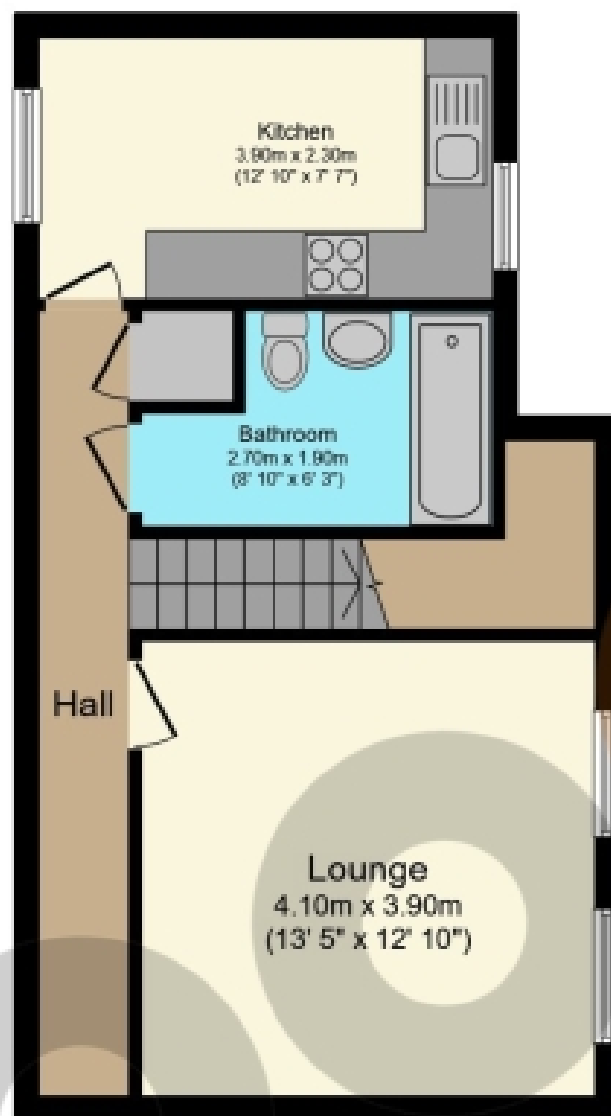
**131 Ivy Gardens, Paisley**

**Offers Over £145,000**



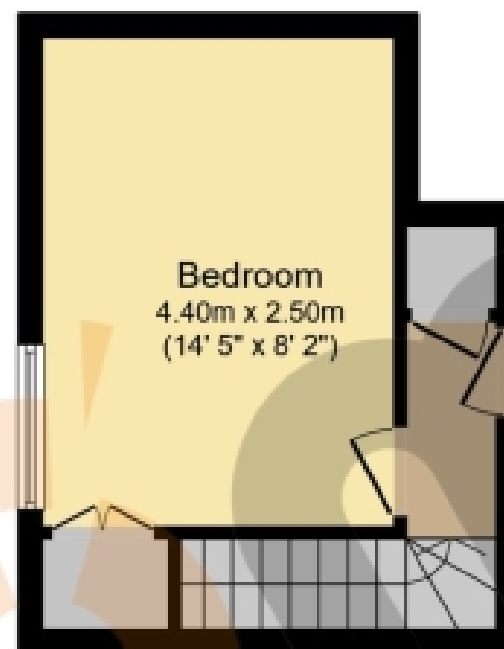






**First Floor**

Floor area 42.4 sq.m. (456 sq.ft.)



**Ground Floor**

Floor area 19.3 sq.m. (208 sq.ft.)

**Total floor area: 61.7 sq.m. (664 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 MODERN TERRACED HOME \* WALK IN CONDITION \* NEUTRAL DÉCOR THROUHGOUT \* PRIVATE ALLOCATED PARKING \* WELL MAINTAINED COMMUNAL GARDENS \*** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 131 Ivy Gardens - a fabulous, terraced home nestled in the ever-popular Paisley locale. With its neutral and welcoming décor throughout, this property offers the perfect canvas for you to make it truly your own.

A neat, paved walkway leads up to the property. Step through the pristine uPVC front door into a bright and welcoming entrance hallway.

On the first floor, the lounge boasts generous proportions, offering the ideal space to relax and unwind after a long day. Wood-effect flooring paired with light-toned walls adds a touch of elegance and contemporary charm.

The kitchen features a stylish selection of white gloss base and wall mounted cabinetry, beautifully complemented by contrasting countertops to create a space that's both practical and sophisticated. Integrated appliances include an electric oven, four-ring gas hob with extractor, microwave oven, dishwasher, and a built-in fridge and freezer.

Completing the upper level is a contemporary three-piece bathroom, featuring a bathtub with overhead shower, WC, and wash hand basin. The sleek monochrome colour scheme adds a timeless and sophisticated touch to the space.

The ground level is home to a generously proportioned bedroom, offering excellent space and comfort. It benefits from a spacious walk-in wardrobe-ideal for keeping your clothing neatly organised. As with the rest of the home, the neutral colour palette provides a versatile backdrop, allowing you to style the space to your own taste.

To the rear of the property, you'll find a private residents-only car park with your own allocated space-so there's no need to worry about finding parking. The communal grounds are beautifully maintained throughout the year, adding to the overall appeal of this charming home.

Gas-central heating and double glazing can be found 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 - 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.

**\*\*Please note: Some images in this listing have been digitally enhanced using AI technology for illustrative purposes \*\***

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