



**38 South Park Drive, Paisley**

**Offers Over £110,000**









### Floor Plan

Floor area 65.3 sq.m. (703 sq.ft.)

Total floor area: 65.3 sq.m. (703 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

**\*GROUND FLOOR APARTMENT\* \*SPACIOUS THROUGHOUT\* \*WELL MAINTAINED COMMUNAL GARDENS\* \*PRIVATE RESIDENTS ONLY PARKING\* \*IDEAL DOWNSIZING OPPORTUNITY OR BUY TO LET INVESTMENT\*** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Welcome to No.38 South Park Drive, nestled in the ever-popular Paisley locale. This fantastic ground floor flat presents an ideal opportunity for first-time buyers, buy-to-let investors, or those looking to downsize. With the added benefit of no onward chain, this property is sure to attract a wide range of buyers.

Externally, the property benefits from well-maintained communal gardens and ample off-street parking for both residents and visitors. Secure door entry access leads into the well maintained close. Inside, the lounge is impressively spacious and decorated in neutral tones, providing a blank canvas ready for any prospective buyer to make their own.

The kitchen is well-appointed, featuring a range of wall and base-mounted units, ample worktop space, and generous room for freestanding appliances-making it both practical and functional for everyday living.

The apartment offers two generously sized bedrooms, each featuring built-in storage solutions for added convenience. Completing the interior is a contemporary three-piece shower room, comprising a WC, wash hand basin, and a bathtub with overhead shower. Stylish marble-effect wet wall panels pair beautifully with sleek chrome fixtures and fittings, creating a clean and modern finish.

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

The property is situated within a popular Paisley locale and is close to all local amenities, including shops, supermarkets, schools, and transport services. Excellent transport links by bus and rail, along with proximity to the M8 motorway network, provide regular access throughout the area into Glasgow and further afield.

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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.

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[www.thepropertyboom.com](http://www.thepropertyboom.com)  
Head Office : 31 Braehead, Beith, KA15 1EG  
Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)