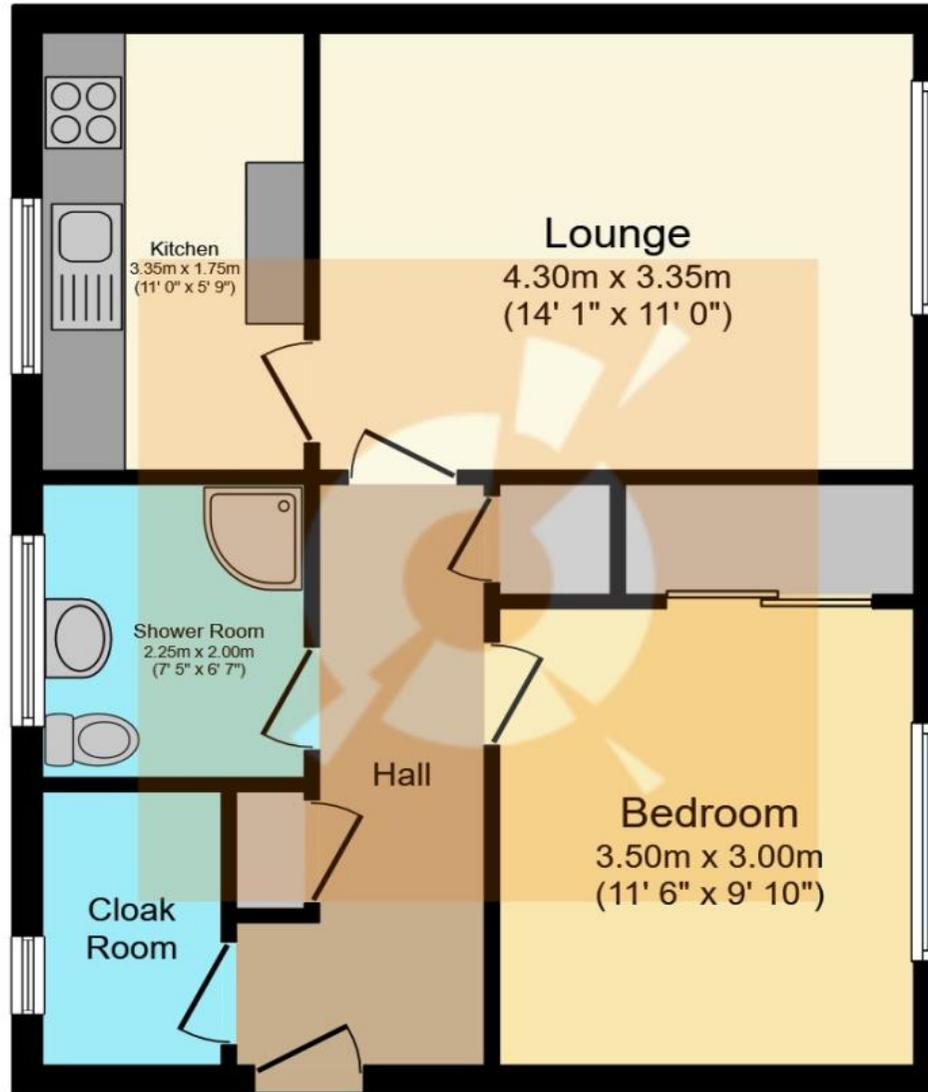




Flat 0/2, 47 Glenshiel Avenue, Paisley

Offers Over £57,000





## Floor Plan

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

## THE PROPERTY

Welcome to Flat 0/2, No. 47 Glenshiel Avenue and this delightful one-bedroom ground floor property which has been freshly refurbished and presents to the market in pristine condition. Tastefully decorated throughout in modern neutral tones, this beautiful home will prove ideal for couples, first time buyers or those looking to downsize.

First impressions are everything and you will be delighted to discover this property, with spacious room sizes, fresh modern décor, stylish Kitchen & Bathroom as well as its' own front and back garden - it's certainly a property not to be missed!

Entry to the accommodation is via well-maintained communal close with a Security Entry System, Flat 0/2 is positioned on the Ground Floor and directly opposite rear access to the spacious back gardens.

The bright and welcoming entrance hallway has been freshly decorated and features brand new carpeting. Two generous storage cupboards provide excellent space for a variety of uses and ensure the apartment is always clutter free. The cloak room is located just within the entrance and provides versatile space which could easily be utilised as a Home Office or Utility Room depending on a buyers preference, it also benefits from a rear facing window, ideal to overlook the garden whilst working from home.

The Lounge is superbly sized and could easily accommodate a designated dining space if required. The modern fitted kitchen lies to the rear of the room and provides a sociable space for both cooking and dining. There is ample storage throughout in the form of wall mounted and base cabinetry. Contrasting counter tops provide fashionable and efficient workspace whilst the breakfast bar is the ideal spot to enjoy a morning coffee. Appliances include integrated oven/grill, extractor hood and electric hob, freestanding items which will also be included in the sale are fridge/freezer and washing machine, perfect for those making a first journey on to the property ladder.

A generously proportioned double bedroom, with full height mirrored wardrobes and front facing views over the privately owned front garden and local park beyond. Also freshly decorated and ready for someone to add their own personal touches to.

Completing the internal accommodation is the recently installed three-piece, tiled Shower room encompassing a large corner shower cubicle, w.c and wash hand basin. Contemporary chrome fixtures and fittings can be found throughout which complement the dazzling white suite.

Externally, the rear garden sits in an elevated position and enjoys sunshine all day long! The vast lawn area has both communal and privately owned space, allowing a new owner to modify to their own preference. Apartment 0/2 also has full ownership of the lower level at the back garden which would make an ideal patio or bbq area. The upper-level front garden is a mixture of lawn with borders of mature shrubbery and decorative planting which creates a pleasant first impression for this lovely home.

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.

**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)