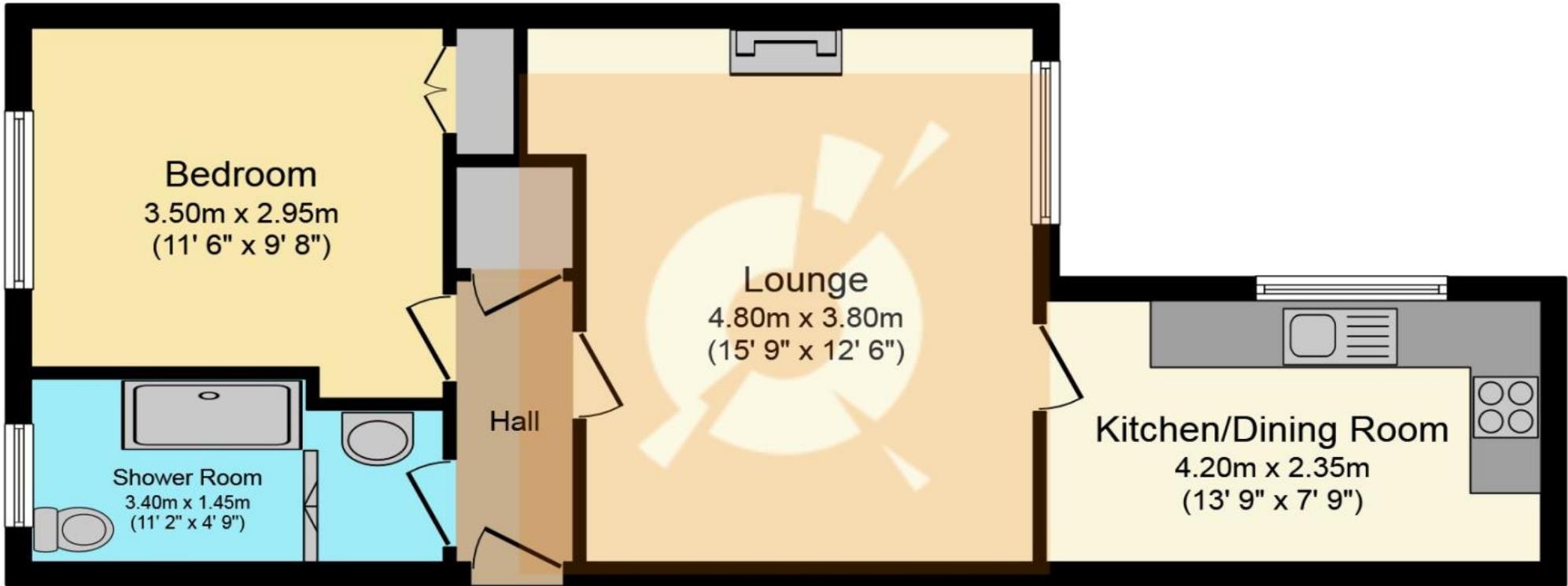




8b Mary Street, Paisley

Offers Over £58,000





## 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 No. 8b Mary Street, Paisley and this wonderful one bedroom first floor apartment. This is an excellent opportunity for a first-time buyer or downsizer to purchase a wonderful one-bedroom home boasting substantial internal space as well as private car parking and a peaceful outdoor sun terrace. Originally one larger home, the property is now sub-divided into 4 separate apartments, two at ground floor and two on the first floor sharing a communal entrance.

Accessed via secure entry system into a communal close a staircase with timber handrail leads to the first floor. Located in the stairwell are locked external storage areas, one for each property. Fully maintained by the owners themselves the communal areas internally and externally are immaculately presented, with new double glazing recently fitted within the communal entrance.

A bright and welcoming entrance hall leads to all rooms within the apartment, as well as housing a spacious storage cupboard, ideal to store larger appliances.

The superbly spacious lounge is a fantastic flexible space which can easily accommodate an additional dining area if desired. Rear facing views overlook the private carpark and a large double-glazed window formation provides an abundance of natural light. An electric fireplace with traditional mahogany surround provides a lovely focal point to the room as well as a cosy warmth during the winter evenings.

The kitchen-diner is equally generous in size, fitted with a traditional shaker style wall and floor mounted units contrasting countertops, providing an abundance of workspace and storage. Integrated appliances include; 4-ring electric hob with electric oven/grill and extractor hood as well as a host of freestanding white goods; washing machine, fridge-freezer, tumble dryer all of which will be included within the sale. Making this an excellent purchase for a first-time buyer or investor.

Front facing of the property is the double bedroom which has been presented immaculately in modern neutral tones and wood effect flooring. An in-built double wardrobe offers excellent storage with a variety of hanging and shelf space.

Completing this fabulous home internally is the modern shower room which has been upgraded in recent years. Featuring floor to ceiling tiles in warm neutral tones, a large walk-in shower cubicle with electric shower overhead, wash hand basin and w.c. Chrome fixtures and fittings including heated towel rail and modern downlighting can be found throughout. ,

Externally to the rear, this wonderful apartment enjoys access to a communal sun terrace and patio area. There is a private drying area as well as ample space for external storage if required.

A private gravel driveway leads to the residents only car park at the rear of the building, perfectly placed and set-back from the main road providing ample off-street parking for a number of vehicles.

The property lies in a fantastic and highly popular central location just off the Neilston Road. Paisley has a great selection of local and town centre amenities including shops, supermarkets, schools and transport services which are all only a short-walk from the Apartment itself.

Bus and rail links from both Paisley Gilmour Street & Canal Street Station 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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