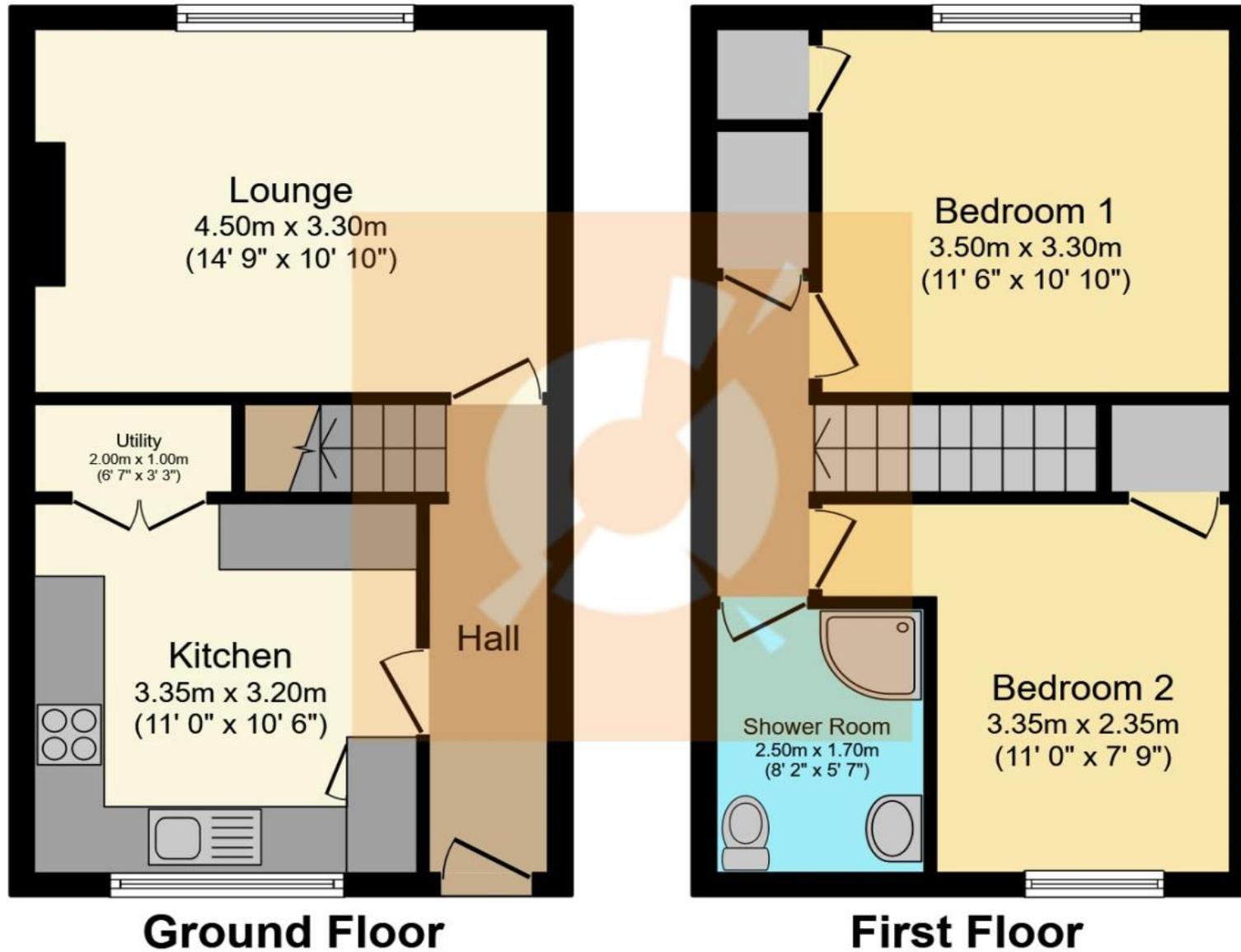




4C West Campbell Street, Paisley

Offers Over £55,000





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

THE PROPERTY

Welcome to 4C West Campbell Street, Paisley.

This exciting purchase opportunity is ideal for investors seeking to add an exciting and affordable property to their portfolio.

This superbly spacious property is situated on the first floor with a lounge, kitchen/dining room and a separate utility room. Upstairs, there are two bedrooms with walk in wardrobes, a storage cupboard and a shower room. There is also additional attic storage space.

The development benefits from plentiful parking space, with a residents car park at the rear of the building and free street parking to the front. Communal grounds and gardens are fully maintained by the Factor with a small monthly charge applying to all properties to cover the onsite launderette facilities. This property also benefits from having its own external storage facility on site.

The spacious lounge with large, south facing double glazed windows allows for plentiful natural light. A focal point electric fireplace provides a cosy feel to the room, ideal for relaxing on a chilly winters evening.

The well-presented Kitchen / Dining room has generous storage with a range of wall and floor mounted cabinets and in-built cupboards. An integrated oven, 4 ring gas hob, extractor hood and under counter fridge and freezer units are all included in the sale price. A much sought after adjoining utility room is ideal for a multitude of uses.

Two generous double bedrooms are located on the upper level. Presented in a neutral freshly decorated colour palette, these spacious bedrooms are presented in turn key, walk in condition. All items of furniture, including a brand new and immaculate double bed and headboard are included within the sale price, completing a truly fabulous first time or investment buy!

Exceptionally presented, the Shower Room has a tasteful w.c. and wash hand basin and is completed by a stunning, curving, corner shower cubicle with a Mira electric power shower. Tiled from floor to ceiling with modern, low maintenance panelling, the room is complimented by natural light coming in through the stained glass effect, generously sized double glazed windows.

Gas central heating and double glazing feature throughout the property, contributing to the warm and cosy ambience within, with electricity and gas operating on a pre-pay system.

The property is situated within just a few minutes' walk from the University of Paisley and the town centre. There are many convenient local shops, supermarkets, parks and amenities on the doorstep alongside regular public transport links to both Paisley Gilmour and Canal Street train stations and the nearby M8 motorway provides additional links to Glasgow Airport, Braehead Shopping Centre and Glasgow City Centre.

Viewing is by appointment only. Please contact The Property Boom to arrange a viewing or any further information and / or a copy of the Home Report.

Any areas, measurements or distances quoted are approximate and floor plans are for illustration purposes only and are not to scale.

These particulars are issued in good faith but do not constitute representations of fact nor form part of any offer or contract.

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