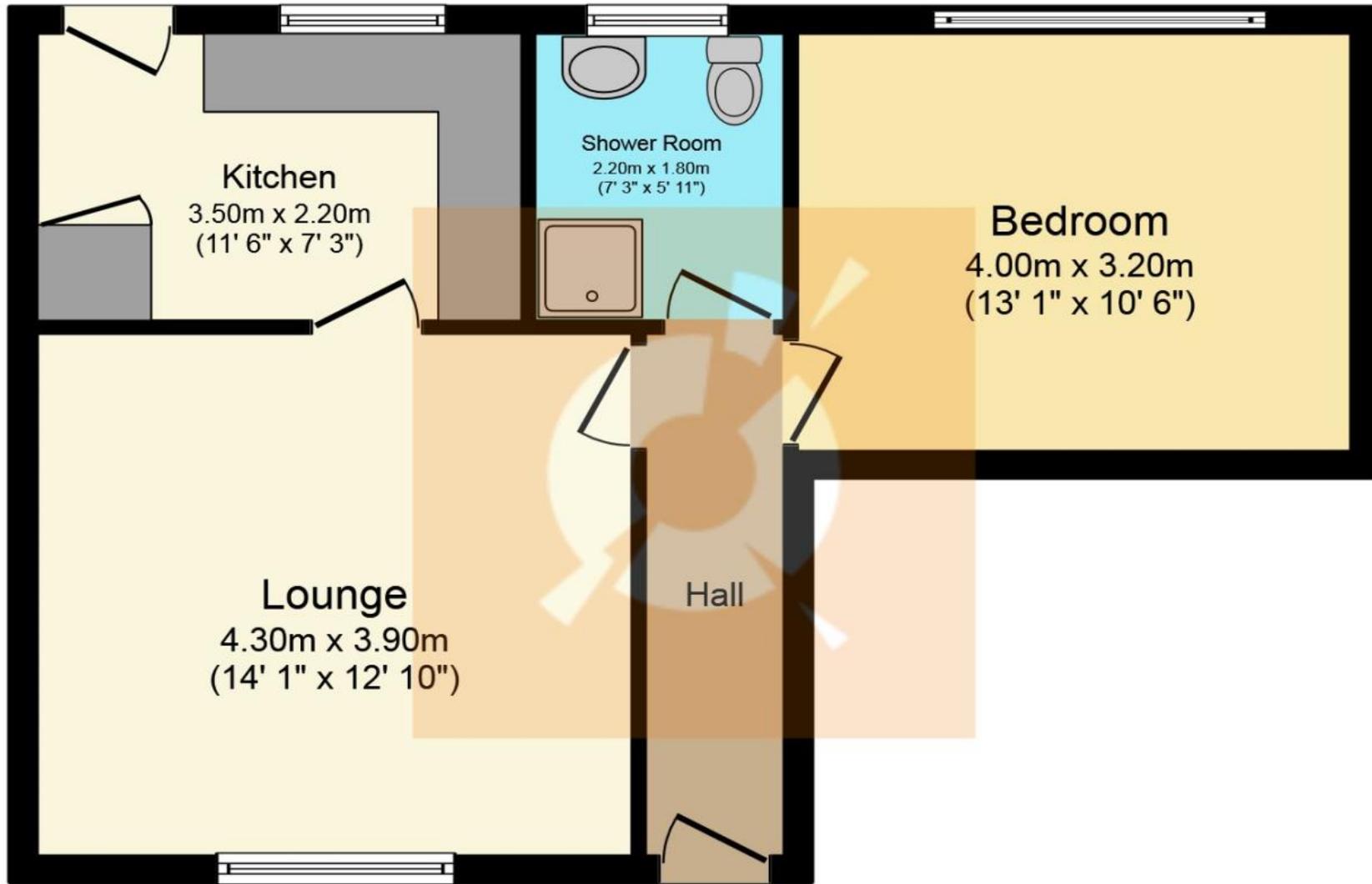




1 Rotherwood Avenue, Foxbar, Paisley

Fixed Price £55,000





Floor Plan

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

THE PROPERTY

An exciting opportunity has arisen to acquire this stunning 1-bedroom lower cottage flat which has been presented immaculately throughout with aesthetic flooring and contemporary wall coverings. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 1 Rotherwood Avenue and this wonderful home which has been presented in walk-in condition.

Externally the property consists of steps leading to sections laid to lawn and mature shrubbery. There is on-street parking to provide ample parking for various vehicles.

Entered via a tasteful UPVC door to a bright airy reception hallway with neutral wall colours and aesthetic quality flooring, which leads you in the first instance to the lounge.

The superbly spacious lounge has been tastefully decorated with contemporary wall coverings. Large window formations bring in an abundance of natural light, enhancing the feeling of bright airy spaciousness that you feel when you first walk into this fabulous property. There is a focal point fireplace with living gas flame, filling the room with a lovely warmth and perfect for those cosy nights in and a sociable dining area provides the perfect area to sit down and enjoy a meal with family and friends.

The kitchen offers ample storage space within its wall and floor mounted beech-effect cabinetry and contrasting granite-effect counter tops provide a generous workspace. There is a stainless-steel sink with chrome taps, 4-ring gas hob with electric oven/grill and a washing machine and fridge freezer which will be included within this sale, making this the perfect first-time purchase.

The kitchen provides access to an impressive back garden comprising of a sociable patio area, a shared drying green accessed via steps and a garden hut perfect for storing indoor/outdoor equipment.

There is a generously proportioned double bedroom with contemporary wall coverings and neutral fitted carpets.

The shower room features a walk-in shower cubicle, W.C. and a wash-hand-basin contained within a stylish vanity unit. There are wall and floor mounted cabinets which provide excellent storage solutions. The shower room has quality flooring and the walls are mainly tiled.

This property further benefits from double-glazing and gas-central heating, providing all rooms with a lovely warmth.

Ideally situated for local Schools... For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website. 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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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