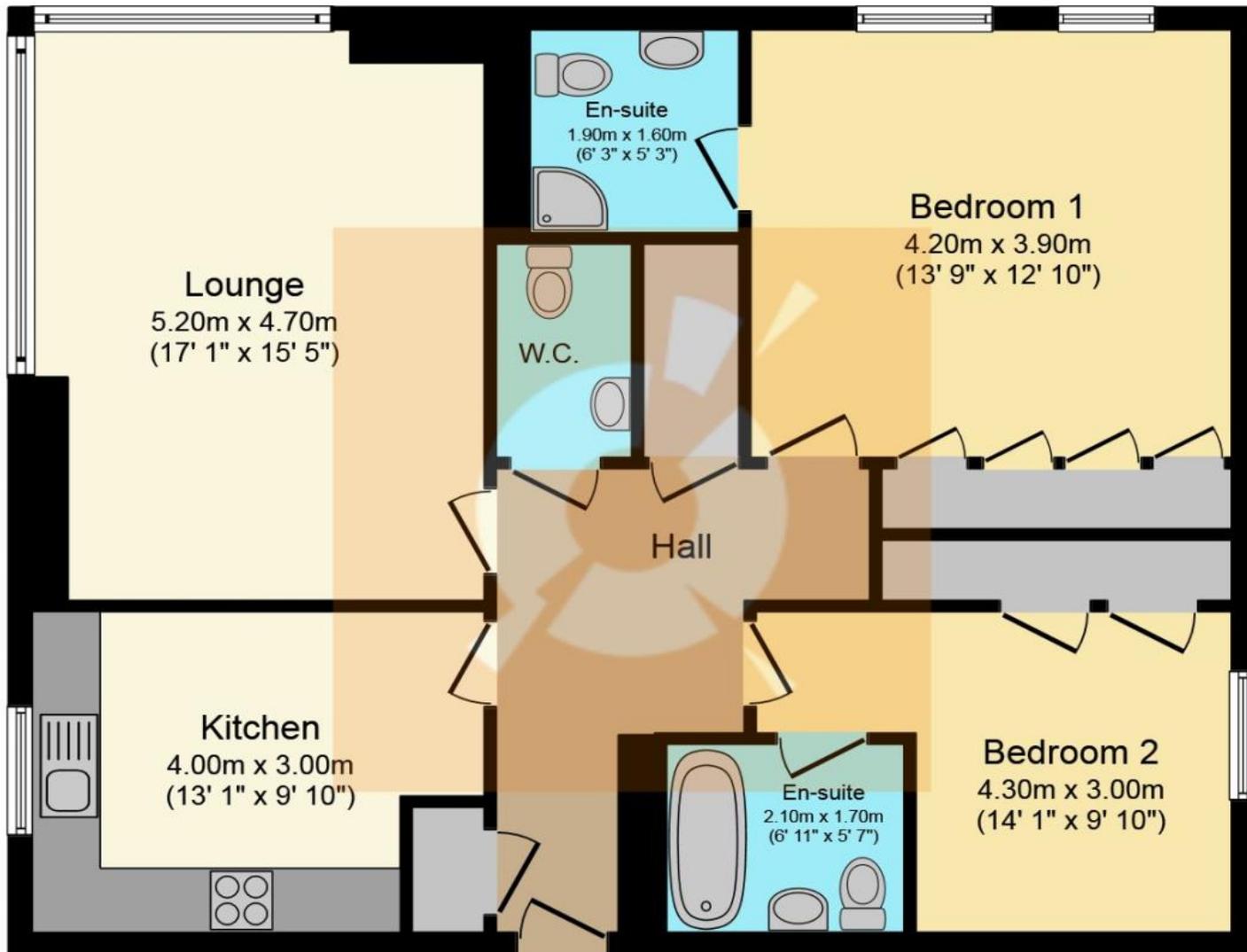




No. 6, Apt 2/2 Friarshall Gate, Paisley

Offers Over £164,000





## Floor Plan

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

## THE PROPERTY

**\*\*\*STUNNING TOP FLOOR CORNER PLOT APARTMENT\*\*\*** We are delighted to present this fabulous apartment, set within a luxury private development in the highly sought after Brodie Park area of Paisley. **VIEW IN PERSON OR ONLINE.** Perfect location with great **TRANSPORT LINKS.** Please contact your personal estate agents, Paisley Property Boom, for much more information and a copy of the Home Report.

**WOW!** If you have been looking for the perfect first home, you have just found it. This fabulous apartment is in true walk in and start living condition and has been stylishly decorated throughout with subtle neutral tones.

Externally, a gated entrance provides access to private allocated parking facilities. Entry to this wonderful apartment is via a security entry system leading you through a well-maintained communal close, via a solid timber door and in turn to the bright and airy reception hallway.

The superbly spacious family lounge/dining area is awash with natural light coming from the corner window formation with stylish mock balcony. The lounge has been tastefully decorated, enhancing the feeling of bright airy spaciousness that you get when you first walk in and the clever layout provides space for a home office or dining area.

The family dining kitchen is simply stunning and has been professionally fitted to include a quality range of floor and wall mounted units with a striking work surface, creating a fashionable and efficient workspace. Elegant floor tiles provide a lovely clarity to this entire space and are enhanced by feature spotlighting. There is a designated dining area, offering the perfect spot to enjoy a lovely meal with family and friends. The kitchen is further complimented with a host of integrated appliances to include a 4 ring gas hob with electric oven/grill and extractor hood, fridge freezer, dishwasher and washing machine which will all be included within the sale of this property.

There is a separate W.C. which is so elegant in its simplicity.

This property further benefits from two generously proportioned double bedrooms which are both wonderfully complimented with built-in wardrobes. In Bedroom One you will find an en-suite bathroom and in Bedroom Two, which is currently being utilised as a sitting room/study contains an en-suite shower room. Contemporary fixtures and fittings can be found throughout.

The property further benefits from double-glazing and gas-central heating, providing each room with a lovely warmth. It is a real credit to its current owners and we strongly urge an early viewing as properties of this calibre rarely come to the market.

Ideally situated for local Primary and Secondary 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.

This property will no doubt be very popular therefore we would strongly advise an early viewing. 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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