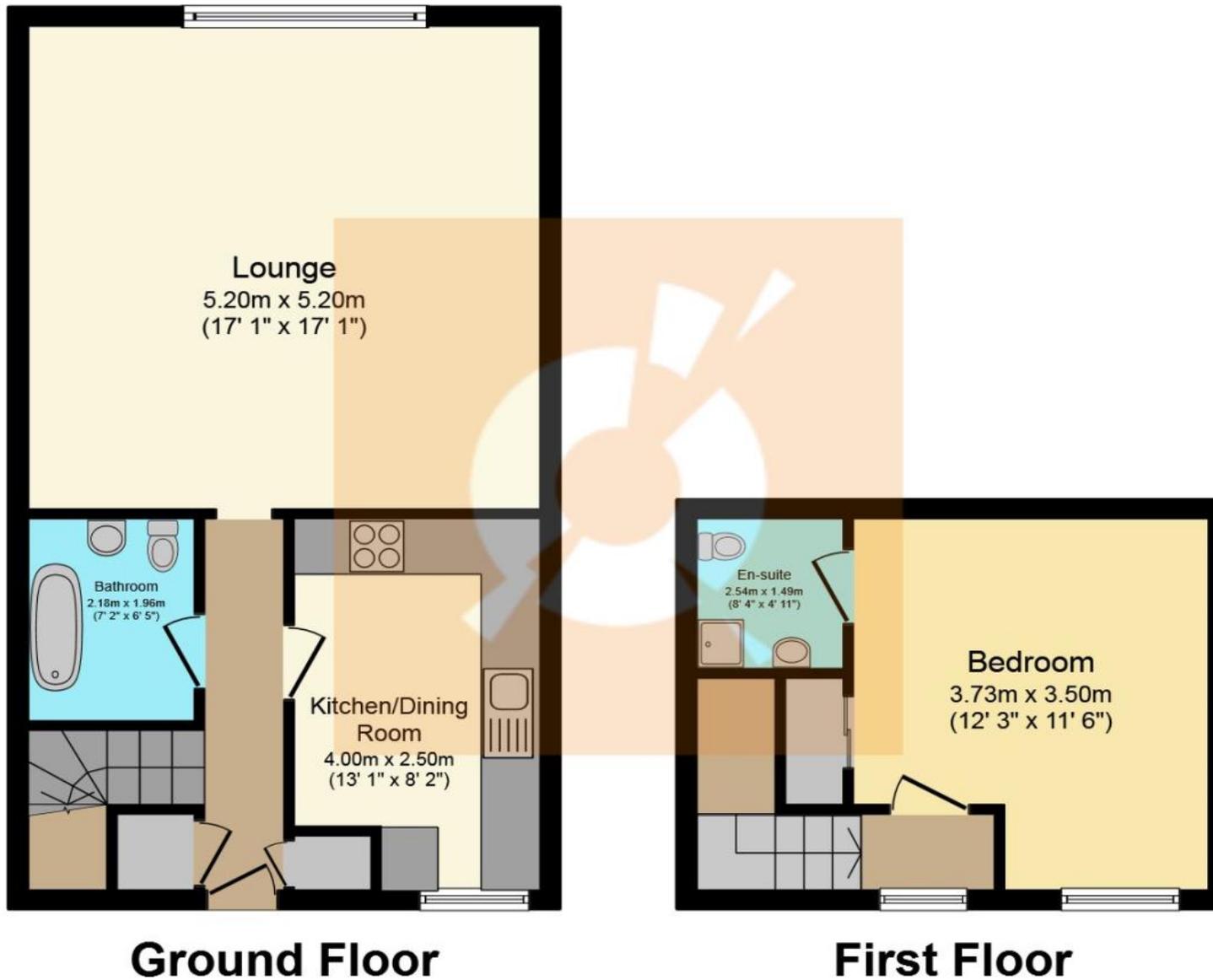




5 The Counting House, Paisley

Offers Over £135,000





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

THE PROPERTY

SIMPLY STUNNING LUXURY DUPLEX* *IN-DEPTH VIDEO TOUR AVAILABLE Paisley Property Boom are delighted to present to the market this seldom available Duplex, set within the iconic Grade B Listed Counting House conversion in the West End of Paisley. **VIEW IN PERSON OR ONLINE.** Please contact your personal estate agents, Paisley Property Boom for much more information.

Welcome to No. 5 The Counting House. Set within a luxury private development, this stylish apartment within the former mill building was converted in the mid 90's by the highly regarded local builder, Ossian Homes, into a fine selection of individual apartments which are formed around a central courtyard.

The development is set on the banks of the former canal, with landscaped communal gardens including off road parking for residents and visitors. There is a security entry system to the building leading to the communal courtyard area which has both an internal and external staircase to the upper floors.

First impressions are everything and that is certainly the case upon entering the bright and airy reception hallway, setting the tone for the rest of this beautiful property.

The elegant family lounge with impressive ceiling heights features exceptionally large sash and case window formations which engulf the room with natural light. Fresh neutral décor further enhances the feeling of bright airy spaciousness. At night, the dimmable chandeliers create a cosy peaceful space to relax and unwind. Additional dining space offers the perfect spot to enjoy a lovely meal with family and friends.

The high-specification kitchen 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 high and low level spotlights and under cabinet task lighting. Contemporary mood lighting adds an alternating pop of bright colour, the perfect feature when entertaining guests. The kitchen is further complimented with a host of integrated appliances to include a 5 ring gas hob, electric oven/grill and extractor hood, dishwasher and under counter fridge freezer which will all be included within the sale.

The property further benefits from a generously proportioned double bedroom including built-in storage and wonderfully complimented by an immaculate en-suite shower room.

To complete this stunning apartment is the pristine downstairs master bathroom which comprises of a three-piece suite to include a bath, wash-hand-basin and w.c. Floor to ceiling tiles and contemporary chrome fixtures and fittings including heated towel rail.

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

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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