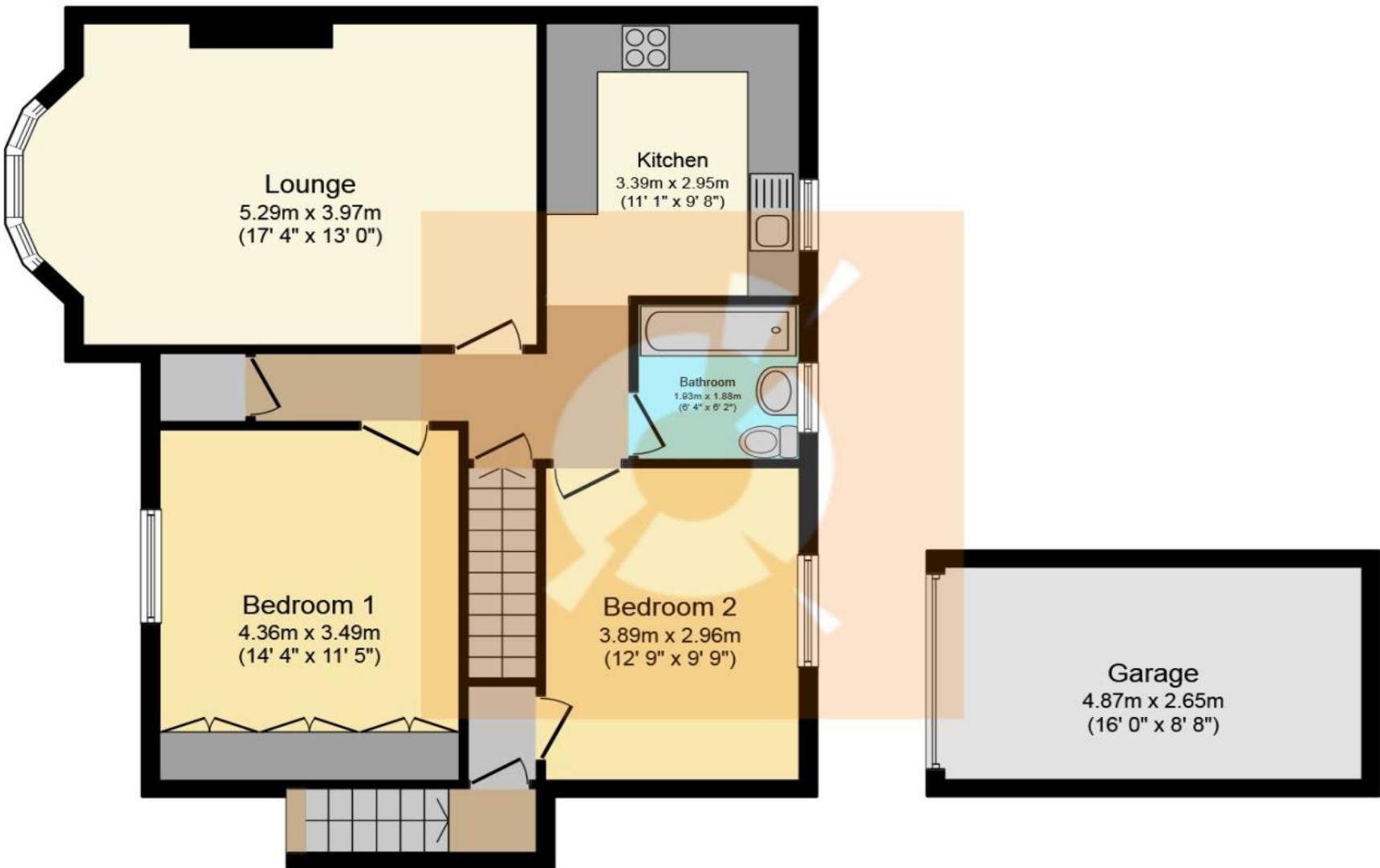




129 Arkleston Road, Paisley

Offers Over £119,500





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

## THE PROPERTY

Welcome to No. 129 Arkleston Road and this immaculately presented two bedroom upper cottage flat, located in the highly desirable Whitehaugh area of Paisley.

Externally the property benefits from both a driveway and detached garage with its own power supply. The front garden is laid with a mix of paving and area of decorative gravel, making for easy maintenance.

Accessed through a stylish UPVC door into the lower entrance hall with storage cupboard, where a staircase with wooden handrails leads to the upstairs apartment.

The spacious upper hallway provides access in the first instance to the sizeable lounge area with bay window and excellent views and natural light. The Lounge area is freshly decorated with both neutral walls and brand new carpet which is continued through the hallway and bedrooms within the apartment.

A newly fitted and highly modern kitchen features a range of cream high gloss wall and floor mounted units with a contrasting wood effect work surface and matching splashbacks. The 'handle less' cabinetry provides a sleek modern look with added warmth from the beautifully tiled flooring.

Integrated appliances include a double oven, one with microwave function, 4-ring gas hob with extractor, composite sink with super stylish chrome tap as well as garbage disposal function.

The room is beautifully complimented with both downlighters and under cabinet task lighting.

The bathroom has also recently been upgraded in a beautiful stone colour tile effect wall panelling. A three piece suite includes ceramic sink within a built-in vanity unit, bath with electric shower and w.c. Stylish chrome taps and heated towel rail finish the room and give a fresh look to the space.

Bedroom one is front facing and extremely spacious. The room features wall to wall built in storage cupboards with a huge variety of hanging and shelf space. Bedroom two overlooks the wonderful garden at the rear of the property and is utilised by the current owners as a home office space. A half height integral storage cupboard provides excellent further in-built storage.

Both bedrooms are freshly decorated with neutral décor; perfect to add your own personal touch.

In addition to the external storage within the Garage, the back garden also includes a storage shed which will be included within the sale of the property. The communal drying lawn and separately owned private spaces are beautifully maintained by both owners within the building.

To conclude this wonderful family home the current owners have recently upgraded the exterior of the building which is freshly rendered in a warm sandstone colour.

The upper landing of the property offers a large walk-in storage cupboard, in addition to housing the boiler and providing access to the generous loft space which is ideal for further storage purposes.

Due to the level of demand we strongly advise early viewing of this wonderful property!

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.

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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