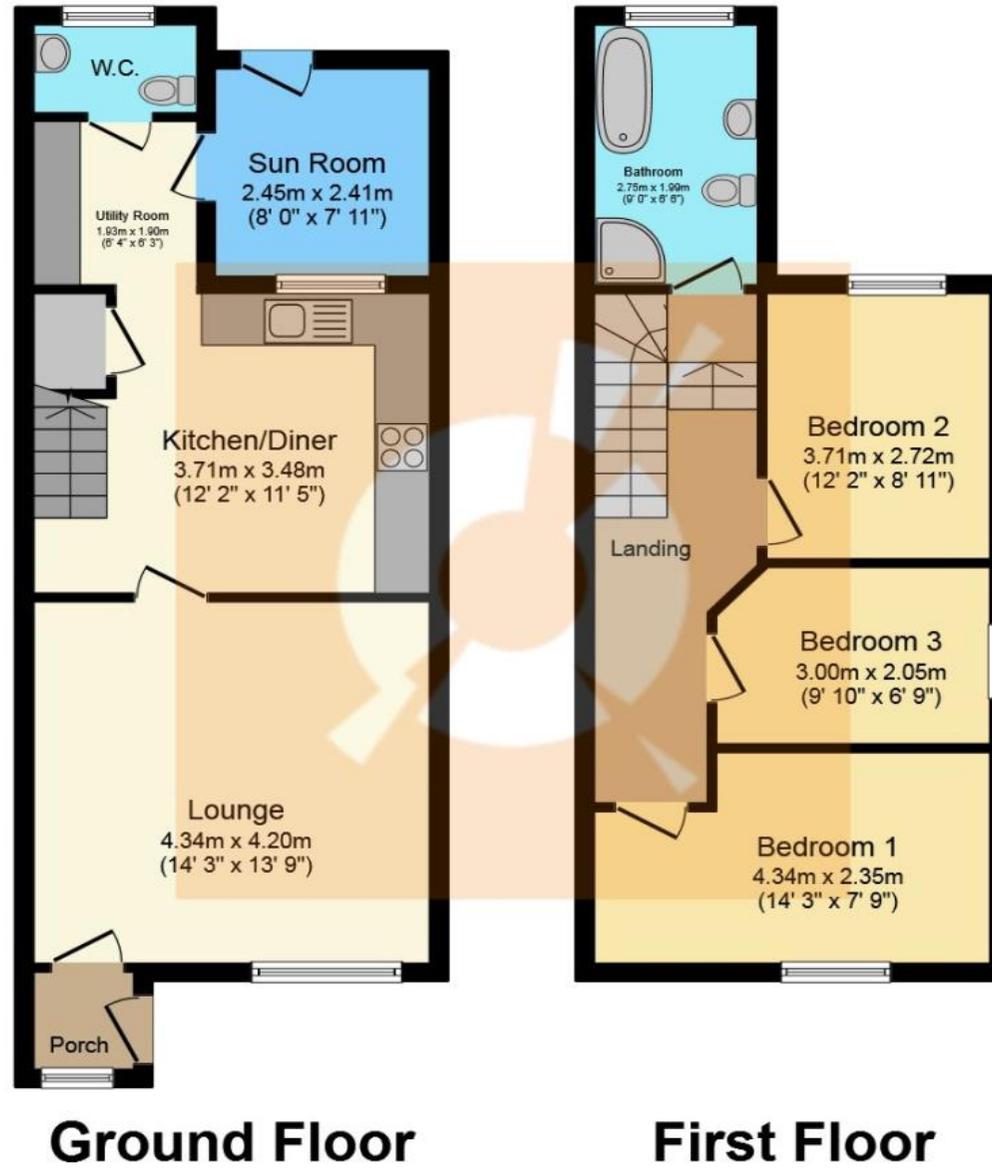




1 Thistle Street, Paisley

Offers Over £165,000





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

THE PROPERTY

Welcome to No.1 Thistle Street. This charming 3 bedroom end terrace is nestled within a quiet cul-de-sac location in the highly desirable Lounsdale area of Paisley. An Edwardian Terrace, originally built in 1903 to house employees of the former Mill and the property has since been thoughtfully and sympathetically upgraded to compliment the retained character and history.

The property is ideally situated adjacent to Meikleriggs Bowling & Ferguslie Cricket Club with RAH General and Paisley Maternity Hospital just around the corner.

The entrance vestibule leads directly to the family lounge area which is both spacious and stylish. Rich wooden flooring and quality wall coverings in a neutral palette provide the space with a real warm and homely feel.

Moving through to the highly impressive dining kitchen you are immediately drawn to the original sash and case window, which has been preserved internally and provides a wonderful focal point within the room. The kitchen has been professionally fitted to include a quality range of grey wall and floor mounted units with a contrasting wood effect counter top and mosaic tiled splashback, providing a highly fashionable and efficient workspace. Integrated appliances include fridge freezer, oven and separate grill, electric hob and extractor system, chrome sink and mixer tap. A large walk in cupboard is housed under the staircase, providing storage for a variety of uses.

Open plan access from the kitchen invites you firstly into a separate useful utility area with space under counter for both a washer and dryer. The cabinetry and tiling perfectly match the kitchen space. A separate doorway gives access to the downstairs w.c. which is splendid in its simplicity, featuring tiled flooring and splashback and views to the private rear garden. This room also contains the boiler for the property.

A bright and colourful sunroom is also accessed from the utility area. This is the perfect space to enjoy a quiet coffee overlooking the garden or alternatively to entertain family and friends! Retaining the feature sash and case window, the room is infused with light from all angles. The current owners have also added a high seating area which doubles as the perfect additional dining space.

The upstairs landing has breath-taking space, with high ceilings and natural light from a velux window. A half landing gives access in the first instance to the family bathroom which was also upgraded in recent years. This room features elegant white sanitaryware to include a corner shower cubicle, separate bath, wash hand basin and w.c. Floor to ceiling tiles in warm tones and subtle lighting make this the ideal place to relax and unwind.

Bedroom Two is rear facing and offers sizeable accommodation. Bedroom 3 is a single sized room with side views whilst Bedroom 1 is a larger double room and is also front facing. Quality grey carpeting runs throughout the rooms and hallway upstairs. The landing also houses the recently installed Enviroair system which is discreetly located on the ceiling space. This ultra-modern and efficient ventilation system circulates and purifies the air/heat within the property.

The rear garden is safely enclosed by a brick built wall and outhouse, providing a safe and secure space for both children and pets. The low maintenance garden is predominantly gravel underfoot, with a section of artificial lawn which brings a pop of colour and an ideal place to sit and enjoy some afternoon sun.

This truly fabulous property boasts both style and character, and will no doubt be hugely popular therefore we strongly advise early viewing to appreciate this sizeable family accommodation.

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

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