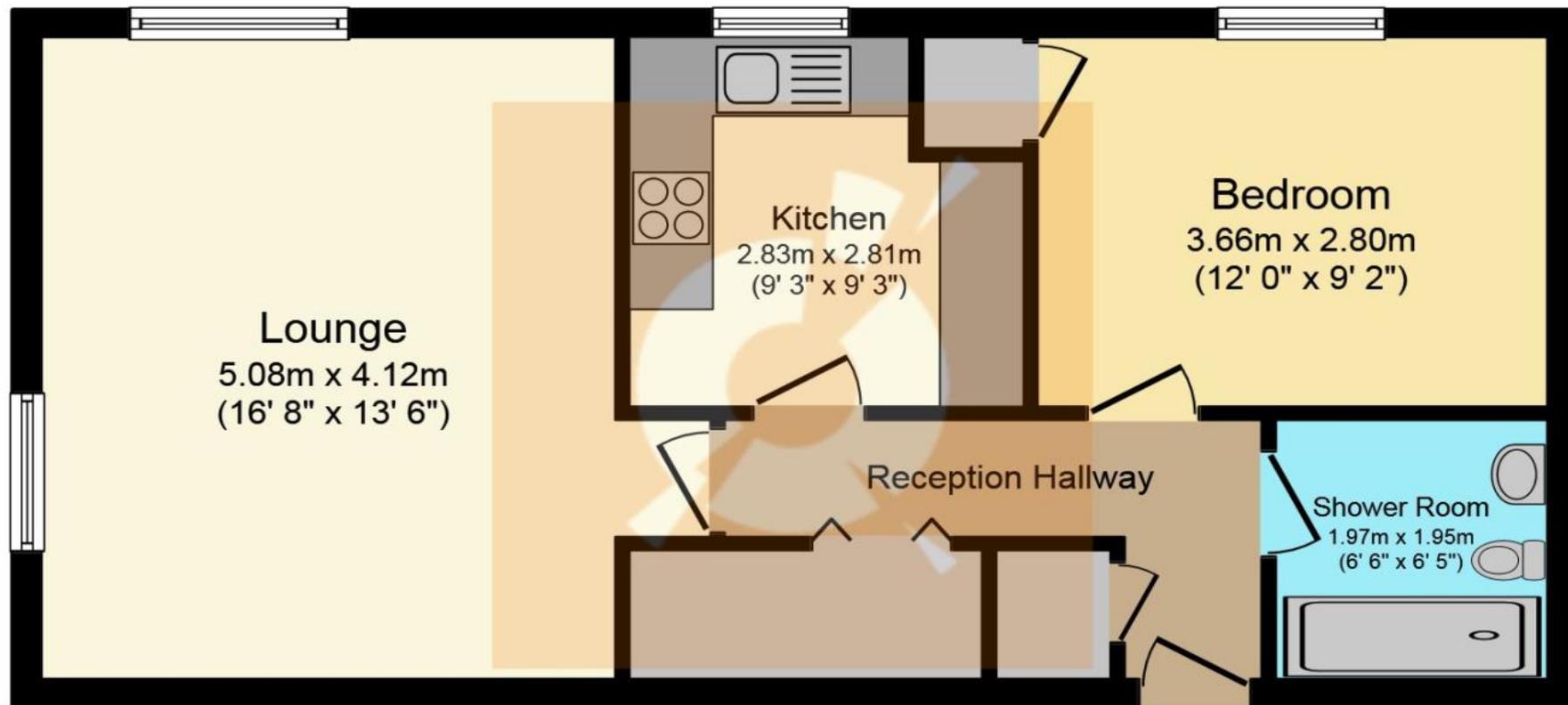




32, Flat 2/1, Ferguslie Walk

Offers Over £59,995





## Floor Plan

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

## THE PROPERTY

**\*\*PERFECT FIRST TIME BUY\*\* \*\*SUPER STYLISH TOP FLOOR APARTMENT\*\* \*\*WALK-IN CONDITION\*\* \*\*VIEW IN PERSON OR ONLINE\*\***

This is an exciting opportunity to purchase a wonderfully modern and tastefully decorated one bedroom apartment, in a fantastic central Paisley location! For much more information or a copy of the Home Report please contact your local estate agents, Paisley Property Boom.

This super stylish top floor one bedroom apartment within a popular Paisley development is presented to the market in true walk-in condition. Entry is via a security entry system to an own door apartment which offers access in the first instance to the warm and welcoming reception hallway.

The deceptively spacious lounge has a dual aspect window formation that allows natural light to engulf the room and fresh neutral decor further enhances the feeling of bright airy spaciousness. A separate dining area within the lounge is ideally located and offers the perfect place to enjoy a lovely meal with family and friends.

The modern dining kitchen has been professionally fitted to include a quality range of wall and floor mounted units with a contrasting work surface, creating a fashionable and efficient workspace. The kitchen is further complimented with a breakfast bar area which has been cleverly utilised by the current owner as a home bar, ideal for entertaining! A host of integrated appliances include a stainless-steel sink with chrome tap and drainer, 5 ring gas hob with electric oven/grill and extractor hood as well as an integrated washing machine which will all be included within this sale, making this an excellent first-time buy!

This property comprises of one double bedroom which has been tastefully decorated in modern neutral tones with the addition of a generous built-in wardrobe, offering excellent storage solutions.

The ultra-modern shower room is simply stunning and is enhanced by contemporary floor to ceiling tiles, feature spotlighting and an LED mirror. There is a three-piece suite to include a large walk in shower, w.c. and wash-hand-basin contained within a stylish wall mounted vanity unit. Contemporary fixtures & fittings can be found throughout, including a waterfall showerhead and tap and super stylish towel rail.

This property further benefits from double-glazing and gas central heating, providing each room with a lovely warmth. The hallway also houses two substantial storage cupboards, one being a walk-in, this has been fully fitted with both hanging and shelf space as well as room for larger utility items. A partially floored attic space is accessible from the hallway and provides excellent further storage within the property.

Externally, there is a private residents only carpark with allocated parking. The property is subject to a small communal factor fee which also includes Buildings Insurance.

The stunning apartment 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.

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.

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

[www.thepropertyboom.com](http://www.thepropertyboom.com)

70 West Regent Street, Glasgow, G2 2QZ

Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)