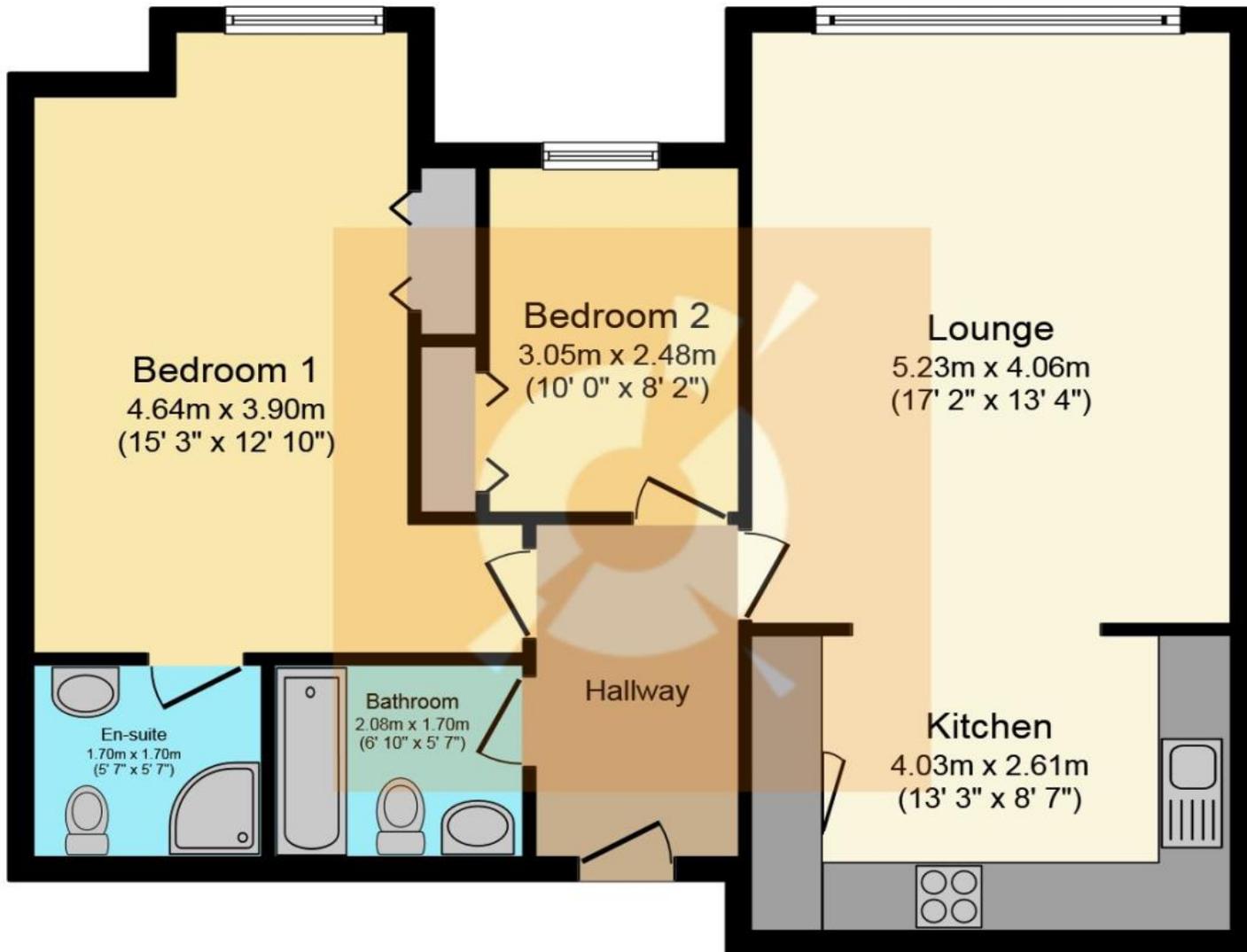




4, Flat 2/2, Friarshall Gate, Paisley

Offers Over £147,000





## Floor Plan

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

## THE PROPERTY

Welcome to 2/2 Friarshall Gate, a stunning two bedroom top floor apartment within this exclusive Paisley private development. 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 secure entry system leading you through a pristine fully-maintained communal close, via a solid timber door and in turn to the bright and airy reception hallway.

The superbly spacious open plan lounge/kitchen area has been tastefully decorated, enhancing the feeling of bright airy spaciousness apparent when you first walk in and the contemporary layout provides the perfect place for entertaining family and friends.

The modern 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 breakfast bar area as well as a built-in storage cupboard for larger appliances.

The kitchen is further complimented by a host of integrated appliances to include; 4 ring gas hob with electric oven/grill and extractor hood, fridge freezer and dishwasher which will all be included within the sale of this property.

This apartment offers two generously proportioned double bedrooms which are wonderfully complimented with built-in wardrobes.

Bedroom One includes a stylish en-suite shower room, boasting floor to ceiling tiles, a dual head waterfall shower and contemporary fixtures and fittings throughout.

The family bathroom completes this wonderful accommodation internally with a three-piece suite to include a bath with shower head attachment, w.c. and wash-hand-basin which has been contained within a stylish vanity unit.

Contemporary chrome fixtures and fittings can be found throughout including a chrome heated towel rail.

Double glazing and gas-central heating run throughout the apartment, providing each room with a lovely warmth. Access to further storage space within the attic is available via the entrance hall.

Externally, residents at Friarshall Gate can enjoy the beautifully landscaped and fully enclosed private gardens. Accessible by key only, this vast space is the perfect place to relax and enjoy some fresh air whilst overlooking Paisley's beautiful Brodie Park.

This wonderful 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.

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.**

[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)