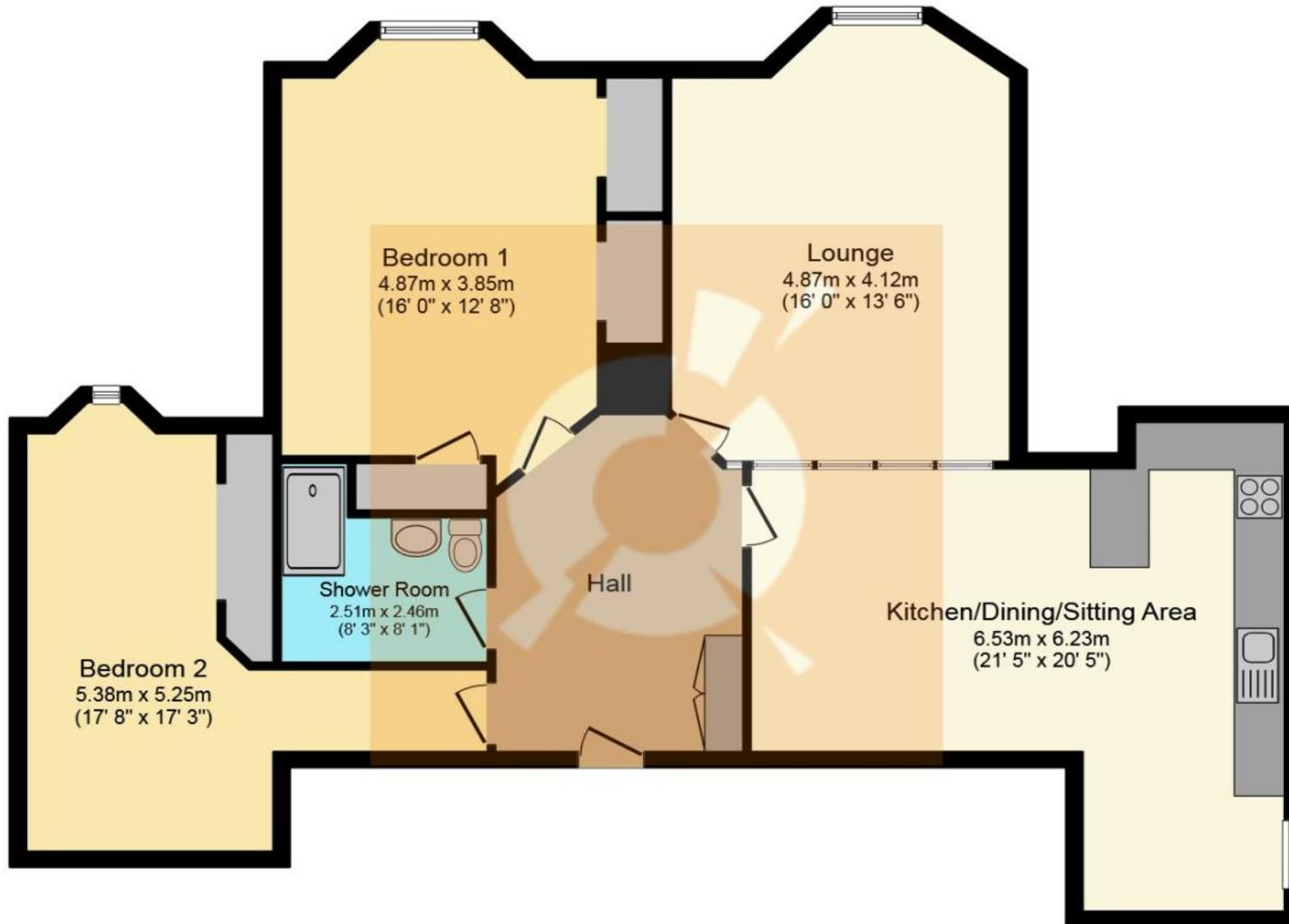




6, Flat 14, Greenlaw Avenue, Paisley

Offers Over £194,500





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 Apartment 14, 6 Greenlaw Avenue, Paisley. Set within a luxury private development, this stylish apartment within the former Church building was sympathetically converted in 2000 by highly regarded local builder, Ossian Homes. The exclusive selection of individual apartments are located within tree lined Greenlaw Avenue, which form part of Paisley's Greenlaw conservation area.

Demand for historical character property in such a highly desirable location has increased massively and this is a rare opportunity for an astute buyer to purchase a truly magnificent apartment of distinction, which has been sensitively transformed, with a design that retains original features seamlessly blended with contemporary interior. The property has been cleverly designed to maximise space and natural light.

First impressions are everything and this property delivers both inside and out. Arriving via the rear access with security controlled communal entrance, into an immaculately presented and fully maintained entrance hall with carpeted stairway to the upper floors.

Upon entry, you will be instantly impressed by the great scale and volume this home has to offer. The spacious entrance hallway with in-built storage offers access to all rooms within the apartment. Quality wooden flooring is fitted throughout, and decor is a variety of fresh neutral tones. The elegant family lounge boasts both a spectacular original stone feature wall and large window formations which engulf the room with natural light. Entertaining friends and family would be a delight within this property and the spacious Kitchen/Dining area ensures the Chef is never far away from the party! The professionally fitted kitchen has numerous wall and floor mounted units which provide excellent storage and workspace. Integrated appliances include; oven/grill, gas hob and extractor hood, fridge/freezer, dishwasher and washing machine which will all be included within the sale, making this an excellent purchase opportunity.

The focal point of the room is the unique brick pillar, another original feature of the former church building which has been seamlessly blended within the new contemporary layout.

A separate sitting area, breakfast bar and formal dining space provide the perfect place for the whole family to relax and enjoy a wonderful homecooked meal. The entire space is kept bright and airy with the wonderful addition of floor to ceiling window formations, directly linking the space to the Lounge and outside views beyond. Clear, crisp neutral tones continue into Bedroom 1 which has great dimensions and plentiful space for various items of freestanding furniture. Three separate in-built cupboards provide a variety of excellent storage solutions. This room is fully carpeted and floor to ceiling windows provide a lovely space to sit and enjoy the sun.

Bedroom 2 is also exceptionally generous with further in-built storage and a continuation of the charming stone feature wall.

The newly fitted and fully tiled shower room is bright and fresh with a modern walk-in recess shower, dual head rainfall shower, wash hand basin contained in a stylish vanity unit and w.c. An LED mirror, heated towel rail and matching chrome fixtures and fittings finish the suite perfectly.

A superbly spacious walk in storage cupboard is situated within the hallway and helps to ensure the apartment is always clutter-free. There is a variety of hanging space and shelving as well as space for multiple other large appliances.

The apartment is serviced by gas central heating and double glazing throughout.

Residents have a secure door entry handset, offering complete peace of mind. Allocated parking is available within the residents only carpark adjacent to the building.

The tranquil communal grounds provide a peaceful sanctuary and the ideal place to relax and enjoy some fresh air and sunshine. There is great community spirit between all residents, a monthly factor agreement covers full maintenance of communal areas and outdoor spaces as well as Buildings Insurance.

This truly fabulous property boasts both style and character, and will no doubt be hugely popular, early viewing is strongly advised!

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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