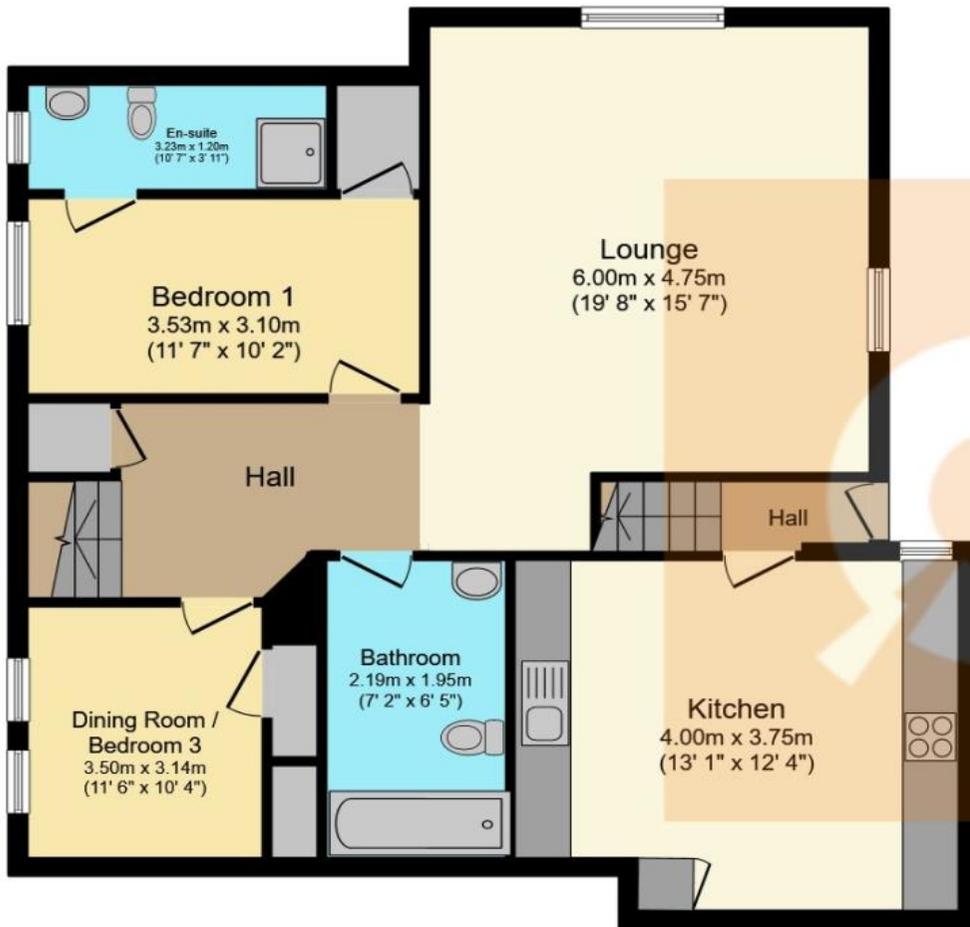




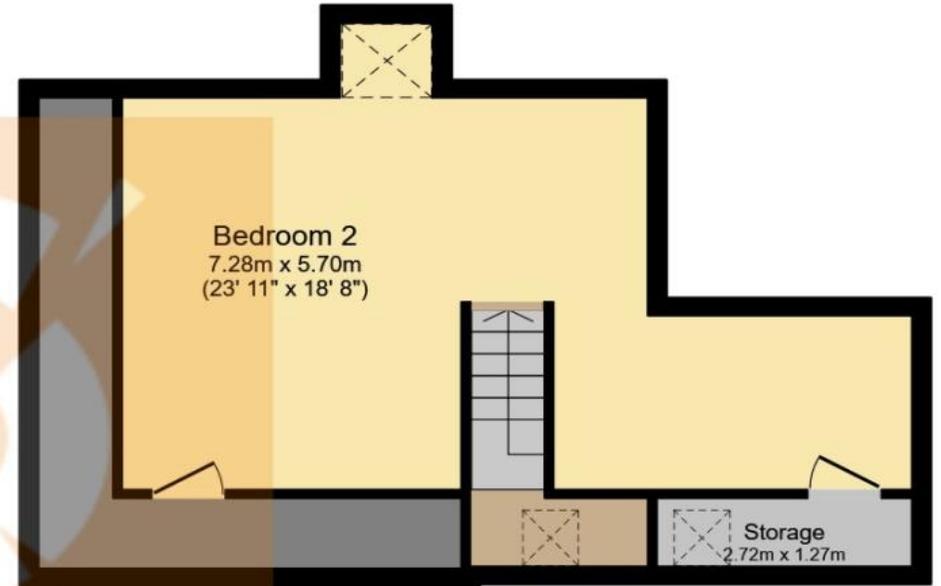
6, Flat 7, Greenlaw Avenue, Paisley

Offers Over £225,000





Ground Floor



First Floor

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

THE PROPERTY

Welcome to No.7 Greenlaw House, Paisley. Set within a luxury private development, this stylish own door property within the former Church building was built in 1889 and 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.

First impressions are everything and this home certainly delivers both inside and out!

No.7 is the only property within Greenlaw House to have private own door access and is perfectly positioned at the rear of the Church offering maximum privacy.

Upon entry, you will be instantly impressed by the great scale and volume this home has to offer. The spacious entrance opens directly into the fabulous formal Lounge which is positioned at mezzanine level with a surrounding balcony. Quality flooring and carpet is fitted throughout, newly freshened decor is a variety of modern neutral tones. The highly elegant lounge area boasts fantastic dimensions and ceiling heights 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 Dining Kitchen 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 the 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 entire space is kept bright and airy with views looking out to the perfectly manicured front garden.

Clear, crisp neutral tones continue into Bedroom 1 which has great dimensions and plentiful space for various items of freestanding furniture. A generous walk-in wardrobe provides excellent storage solutions. With the excellent addition of an en-Suite shower room featuring large shower enclosure, W.C. and wash hand basin of traditional style, half height wall and floor tiles keep the space bright and fresh.

The formal Dining Room is also exceptionally generous with further in-built storage and large window formation looking to the rear of the property. This flexible space could alternately serve as a 3rd double Bedroom if desired.

The striking 3-piece family bathroom is bright and fresh with traditional charm in abundance. Located at a lower level from the Lounge and in line with the Dining Kitchen within what was the original vestry area of Greenlaw Church.

The suite includes a bath with traditional tap and shower head attachment, stylish wash hand basin and W.C. A heated towel rail and matching chrome fixtures and fittings finish the suite perfectly.

Bedroom 2 occupies the complete upper level of the property and also features a unique space which current owners have utilised as a separate sitting area. The fantastic dimensions offer plentiful space for freestanding furniture with the excellent addition of concealed storage within the eaves of the property, these run the circumference of the room and also benefit from both flooring and light within.

This superbly spacious room is flooded with light from 3 Velux windows which also offer fantastic top floor views of the Church and beyond.

A further walk in storage cupboard is situated within the lower 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. A modern alarm system is zoned and also connected to all windows within the property. Allocated parking is available within the residents only carpark directly in front of 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 outdoor spaces as well as Buildings Insurance. The cost of which is reduced for No.7 given that there is no share of internal communal spaces.

This truly fabulous property boasts both style and character, and will no doubt be hugely popular, early viewing is strongly advised! THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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