



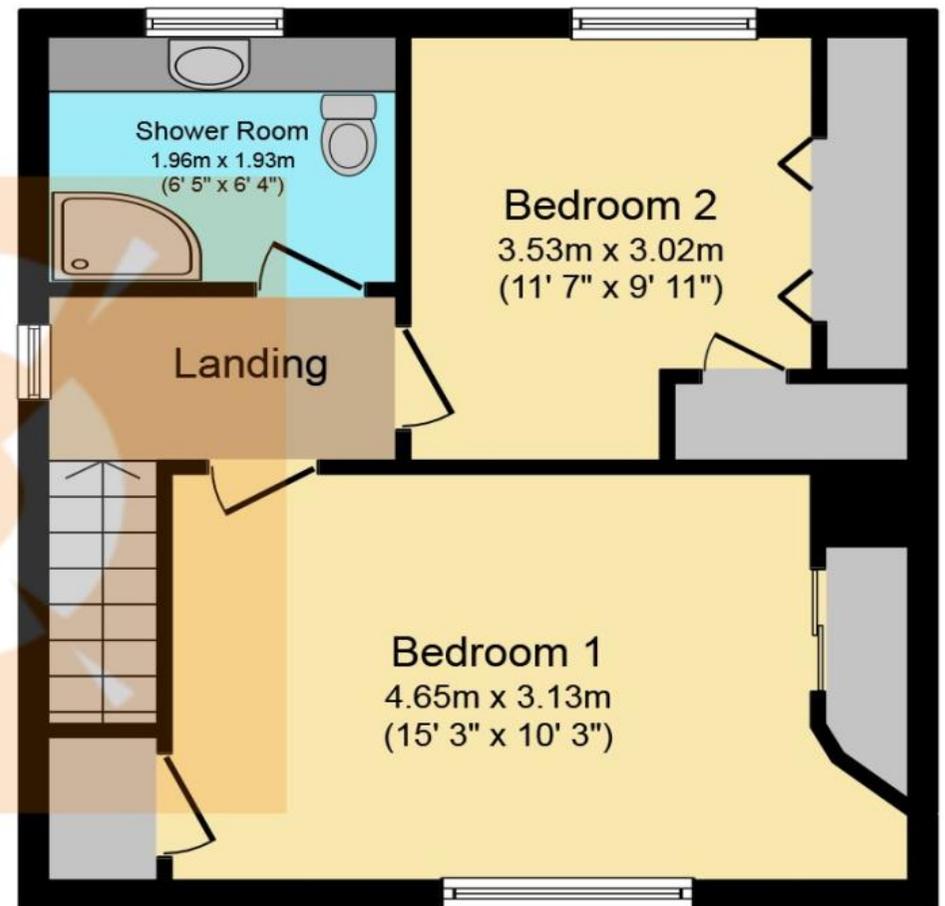
218 Glenfield Road, Paisley

Offers Over £95,000





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. 218 Glenfield Road and this charming family home. Occupying an enviable corner plot, the property offers both a wealth of space indoors with the potential of expansion or further development outdoors if desired.

Externally, the property is fully enclosed by both timber fencing and mature shrubbery surrounding the perimeter of the gardens. A large front lawn with monoblock pathway and substantial area of decorative gravel which could be ideally utilised as a multi-car driveway; subject to planning.

Access to the property is via a tasteful UPVC door leading you in the first instance to the welcoming entrance hallway and in turn to the spacious family lounge.

There is a focal point fireplace with electric fire which fills the room with a lovely warmth, offering a fabulous space to relax and unwind after a busy day. The Lounge boasts excellent dimensions and provides the option of a separate formal dining area if required, with abundance of natural light and views of both the front and back gardens from the dual aspect window formation.

Off the lounge is the exceptionally well-appointed kitchen with fixed breakfast bar area and excellent workspace. Comprising of a traditional range of shaker style wall and floor mounted units with a fashionable tile-effect flooring. There is a stainless-steel sink with chrome mixer tap, space for a freestanding oven/hob and the fridge freezer and washing machine which will both be included within the sale of the property, making this an excellent purchase for a first-time buyer.

The extensive rear garden can be accessed via the kitchen and is fully enclosed, creating a safe and secure environment for children and pets alike and is easily maintained with an area of lawn and paved pathway leading to the front garden.

Access to the upper level of the property is via a carpeted staircase with white timber handrail and banister, leading you to two generously proportioned double bedrooms. Both bedrooms feature built-in wardrobes as well as a full height storage cupboard, providing excellent storage solutions.

There is a substantial loft space which is accessible from the upper landing and provides further excellent storage.

The recently installed, ultra-modern family shower room completes this wonderful accommodation internally with a three-piece suite to include large walk in shower cubicle, w.c. and wash-hand-basin which has been contained within a large high-gloss vanity unit. Contemporary chrome fixtures and fittings can be found throughout to include the chrome heated towel rail.

The property further benefits from gas-central heating and double-glazing, providing all rooms with a delightful warmth. The boiler system has also been upgraded in recent years.

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.

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www.thepropertyboom.com

70 West Regent Street, Glasgow, G2 2QZ

Tel: 0333 900 9089 / Email: smile@thepropertyboom.com