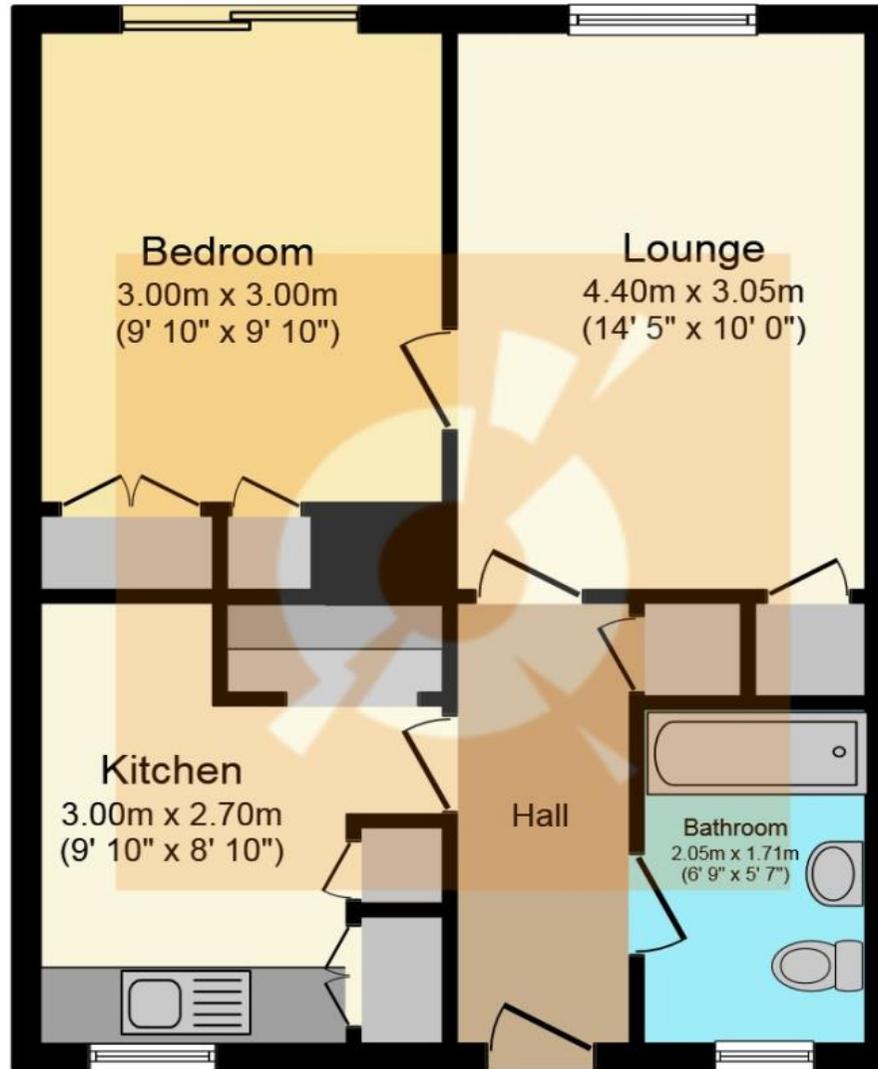




12B West Campbell Street, Paisley

Offers Over £37,000





## 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 12b West Campbell Street, Paisley. A fantastically affordable property and an excellent purchase opportunity for an astute buyer.

This lovely first floor flat has been extensively upgraded throughout by the current owners and presents to the market in excellent condition, ideal for investors or first-time buyers.

A spacious lounge with large double glazed window formation allows for lots of natural sunlight. Quality wood-effect flooring runs throughout the Lounge and into the adjoining Bedroom.

The front facing Bedroom is particularly spacious and benefits from generous in-built storage via two separate cupboards which feature a variety of hanging and shelf space.

The focal point of the room being large floor to ceiling sliding doors which keep the space bright and airy and provide direct access to a delightful balcony area with far-reached front facing views.

The well-presented Dining-Kitchen has lots of storage space within the high-gloss cabinetry and in-built storage areas. A freestanding oven/electric hob will be included within the sale and the space is plumbed for a washing machine. The current owners have purpose-built an adjoining utility space, ideal for a variety of uses and the room allows plentiful space for a breakfast bar or dining area. Electric underfloor heating has also been installed, providing the room with a lovely warmth. Contrasting wood-effect counter tops and metro tiled splashback finish things off perfectly.

The immaculately presented Bathroom has white 3 piece sanitary ware consisting of bath with electric shower overhead, w.c. and wash hand basin contained within a stylish vanity unit. The room is fully tiled to ceiling height as well as the floor and there is an opaque double glazed window.

The flat also benefits from a secure entry system with voice control. In-line with approved upgrades to the area this is due to be upgraded alongside the communal entrance to the building. The apportioned cost of which has been thoughtfully taken care of by the current owners.

Over and above there will also be CCTV provided as well as a Ring doorbell system which will also be included within the sale and is wifi compatible.

Further upgrades to the property include electrical re-wiring and new consumer unit which were installed in 2019. Substantial work to re-insulate parts of the property has also been completed, helping provide both economical and sound proofing benefits. Upgraded PVC double glazing runs throughout the property. Plentiful on-street parking is available directly outside the property as well as a communal Launderette if required. A small monthly factor charge applies to all properties in the building to cover associated costs.

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**

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