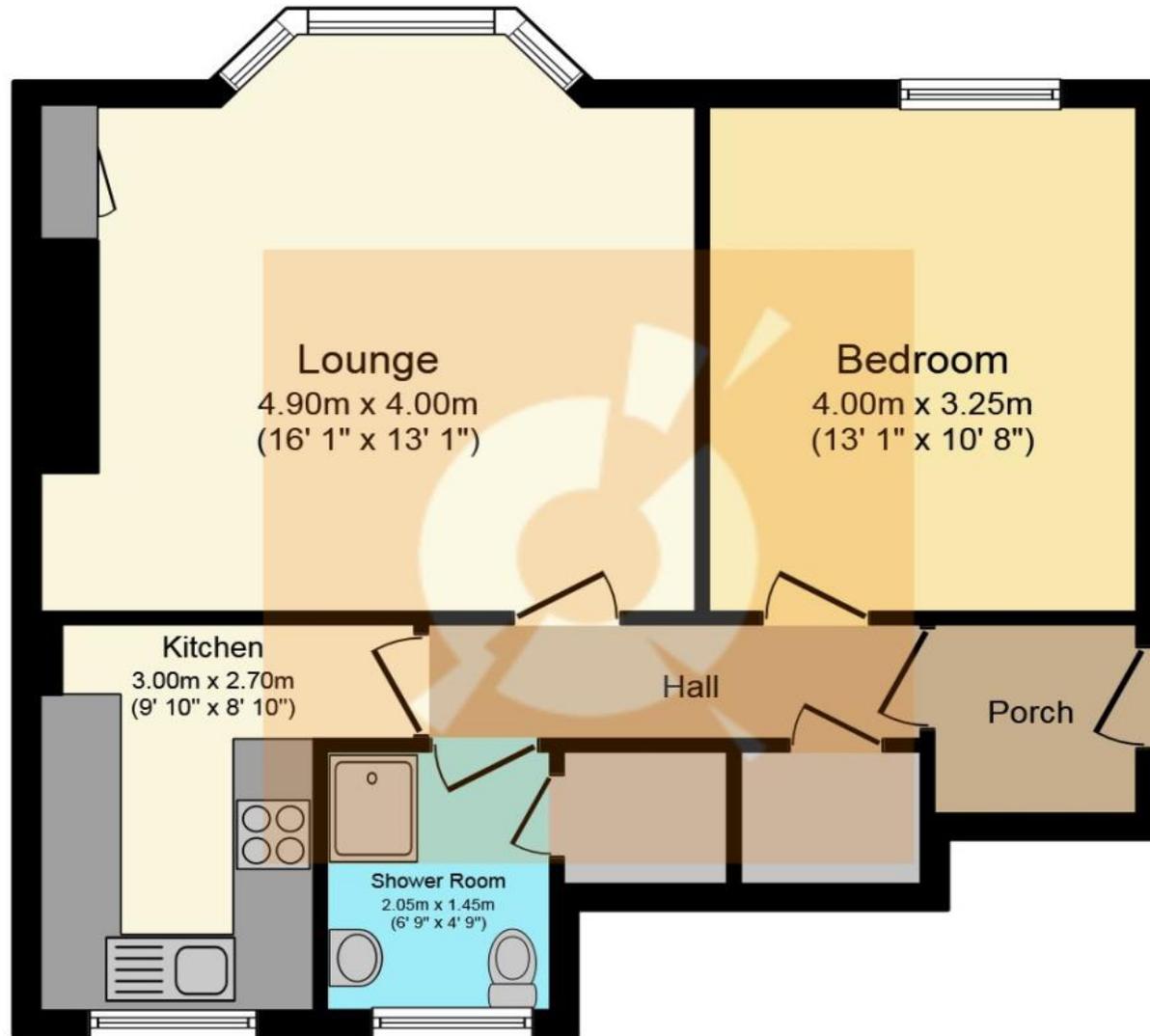




22 Lounsdale Drive, Paisley

Offers Over £65,000





## 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 No. 22 Lounsdale Drive. This impeccable ground floor cottage flat within a block of 4 properties occupies an enviable plot with its own driveway and landscaped garden space to the rear. This fabulous apartment is in true walk in condition and would make a perfect first-time buy or downsizing purchase. Own door access to the apartment leads in the first instance to a welcoming entrance porch and in turn to the broad hallway which is bright and airy. Running the entire length of the property offering access to all rooms, as well as housing a spacious full height storage cupboard.

The wonderfully spacious lounge has a large double-glazed bay window formation that allows natural light to engulf the room and fresh neutral décor further enhances the feeling of bright airy spaciousness. There is ample space to include a separate dining area to enjoy a lovely meal with family and friends or a working from home space if required.

The modern kitchen has been professionally fitted to include a quality range of high-gloss wall and floor mounted units with a butcher-block effect worksurface, creating a highly fashionable and efficient workspace. The kitchen is further complimented by a stainless-steel sink with chrome mixer tap and drainer, 4 ring gas hob, electric oven with separate grill and extractor hood, making this an excellent first-time buy! Completed by a beautiful outlook to the landscaped back gardens which are proudly maintained by the current residents.

This property further benefits from a generously proportioned double bedroom which has plentiful space for multiple items of freestanding furniture. Quality carpeting and wood effect flooring run throughout the apartment and premium quality wooden venetian blinds have recently been fitted to the front facing windows.

The upgraded shower room completes this fabulous accommodation internally. It has floor to ceiling tiling and a suite which includes large shower cubicle with waterfall style shower overhead, white-glazed wash-hand-basin and W.C. Contemporary chrome fixtures and fittings can be found throughout to include the traditional style taps and chrome heated towel rail. The shower room also contains a further spacious storage cupboard, ideal for housing linens or utility items. Externally the property benefits from a spacious front driveway providing excellent off-road parking as well as communal and privately owned garden space to the rear.

The privately owned garden features a delightful raised decking area, perfectly positioned to enjoy the evening sun, the ideal space to relax and unwind after a long day.

The accommodation has HIVE smart controlled gas-central heating, double glazing throughout, as well as being a Band A Council Tax bracket, making it fabulously affordable. Also, with a view to sustainability, our clients have sympathetically upgraded the property externally and this new insulation helps ensure economical and inexpensive running costs.

This property will no doubt be very popular therefore early viewing is strongly advised!

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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