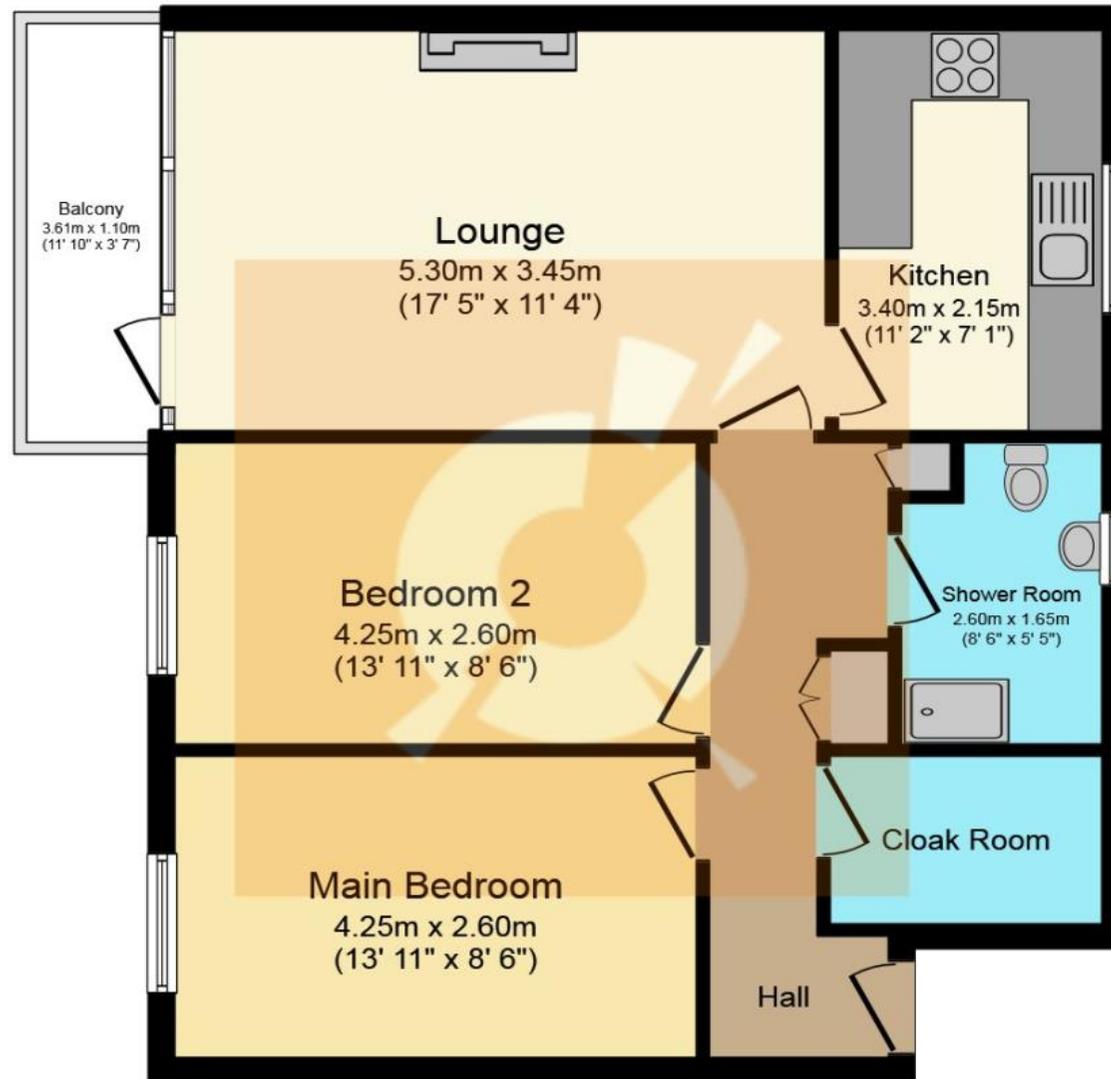




Flat 1/3, 96 George Street, Paisley

Offers Over £60,000





## 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 Flat 1/3, No.96 George Street and this beautifully presented two bedroom first floor apartment. This fabulous property is set within a fantastic central Paisley location, close to all town centre amenities as well as Paisley University and excellent public transport links by both bus and rail.

The front of the property is surrounded by communal garden space which has been thoughtfully landscaped and maintained by owners within the building. Residents have access to on-street parking directly opposite and permit can be provided by Renfrewshire Council. Entry is via secure access system leading to the communal entrance hall which is immaculately maintained by all residents, there is a wonderful community spirit between all and great care given to the upkeep of the building both internally and externally.

Entry to the accommodation brings you to a warm and welcoming reception hallway which runs the length of the apartment providing access to all rooms within.

The superbly spacious lounge has a large front facing window formation which brings both an abundance of natural light as well as open aspect views across Paisley from the balcony area. A focal point fireplace brings a cosy warmth to the entire space and excellent dimensions offer the option to include a separate dining area if required.

The well-appointed modern kitchen is accessed from the lounge and offers excellent storage within plentiful wall and floor mounted cabinetry with contrasting countertops. The kitchen comprises; sink with chrome mixer tap, 4-ring electric hob with extractor hood, integrated oven and space for freestanding white goods. The fridge/freezer and washer/dryer will be included within the sale of this property, making it a superb first time buy!

The two double bedrooms are both superbly generous in size and provide plentiful space for various items of freestanding furniture. Both are front facing of the property and benefit from excellent natural light.

The spacious hallway houses two separate storage cupboards which are ideal for various larger appliances and ensuring the apartment is always clutter free.

A separate cloakroom is located at the entrance area and provides excellent space ideal for a variety of uses, perfect as a home office or utility room if required.

Finally, the immaculately presented shower room is fully tiled from floor to ceiling and includes a large walk in shower cubicle with glass screen, W.C. and wash-hand-basin. The suite is decorated in neutral tones throughout.

This property further benefits from double-glazing and electric heating throughout, providing every room with a lovely warmth, two modern storage heaters have recently been fitted within the hallway and lounge. The water heater has recently been upgraded to a new compact unit, providing both cost effective and economical benefits to a new owner.

Communal gardens are fully maintained by Renfrewshire Council, a small monthly factor charge is applicable and covers the cost of the communal Launderette facility which residents also have the option to use if desired.

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.

This property will no doubt be very popular therefore we would strongly advise early viewing.

Viewing by appointment only - please contact The Property Boom to arrange or for 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](http://www.thepropertyboom.com)

70 West Regent Street, Glasgow, G2 2QZ

Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)