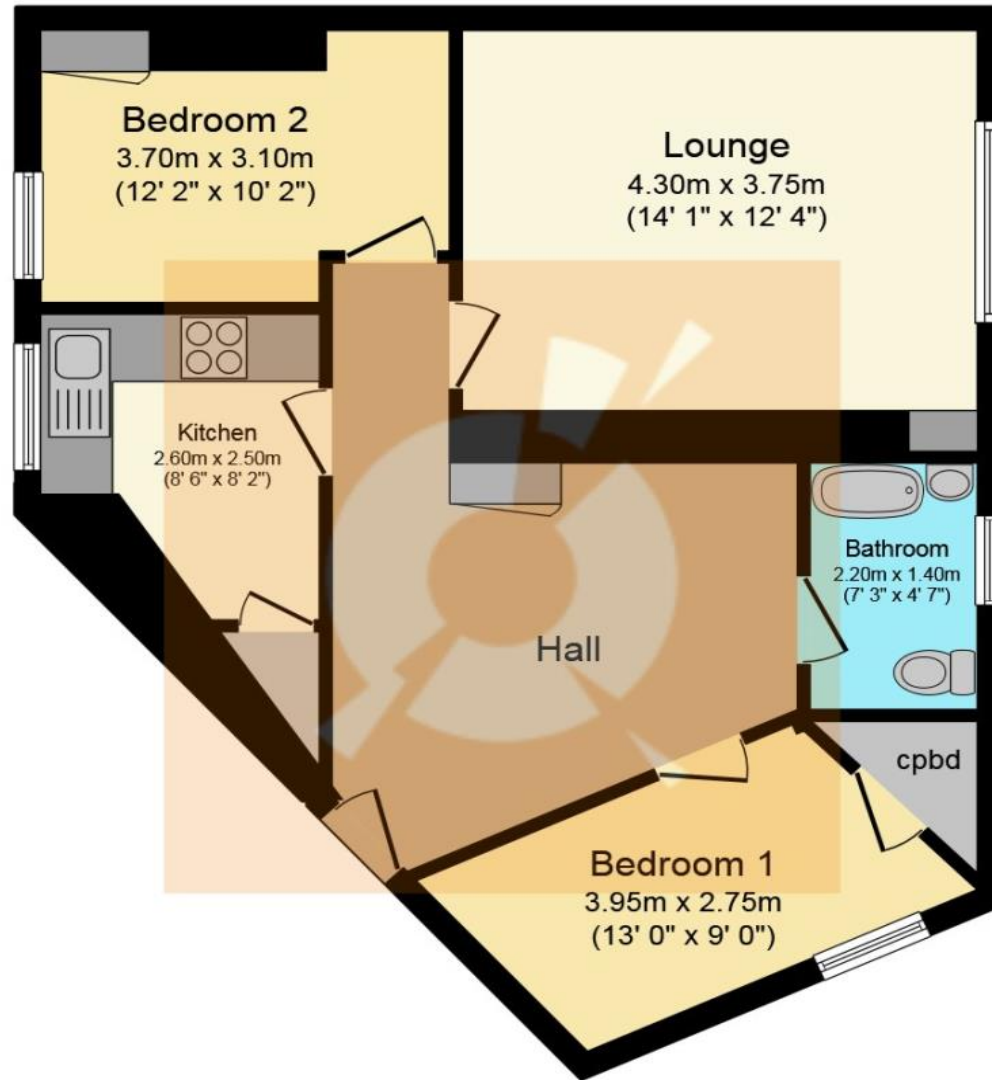




Flat 1/1, 92 Gallowhill Road, Paisley

Offers Over £59,995





## Floor Plan

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

## THE PROPERTY

Offered to the open market with no onward chain is this fabulously spacious two-bedroom apartment in a central Paisley location. A perfect Investment opportunity this property presents to the market in ideal condition as either a rental property or excellent first time buy.

Accessed via a communal close this spacious home is located on the first floor, accessed by staircase with a timber handrail. The communal drying lawn is located at the rear via a secure back entrance.

A timber frame door opens into the generous and bright entrance hallway which provides access to all rooms within the Apartment as well as featuring a useful storage cupboard. Having been utilised as a rental property by the current owners the accommodation is maintained to all Landlord regulation standards making it easily transferrable for new investors looking to add to an existing portfolio.

Fresh neutral décor and quality carpeting and floorcoverings run throughout the home, ideal for new owners to add their own finishing touches to.

The Lounge is superbly spacious and provides ample room to include a dining area if required. Large front facing window formations keep the space bright with open aspect views. The Lounge also features a recess with half height in-built storage and additional shelving.

The stylish kitchen has been upgraded in recent years and features a range of quality crisp white wall to floor mounted units with a contrasting wood-effect worksurface. There is a stainless-steel sink with chrome mixer tap, integrated 4-ring gas hob with electric oven/grill and a freestanding washing machine which will all be included within the sale, making this an excellent purchase for a first-time buyer. The kitchen houses additional space for a fridge freezer as well as a fantastic storage cupboard, ideal for housing large appliances or as a pantry. Herringbone style flooring finishes the space perfectly and adds an ultra-modern touch.

The two generously proportioned double bedrooms both include in-built storage cupboards which feature both hanging and shelving space. Bedroom 1 is front facing of the apartment and Bedroom 2 overlooks the garden space to the rear.

A fully tiled family bathroom completes this great accommodation internally, comprising of a three-piece white glazed suite to include a bath with electric shower overhead, w.c. and wash-hand-basin. Contemporary fixtures and fittings can be found throughout to include chrome mixer taps and a continuation of the stylish herringbone flooring.

The communal gardens to both front and back are entirely laid to lawn, making for easy maintenance. Gas central heating provides a lovely warm to the Apartment and double glazing can be found throughout.

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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