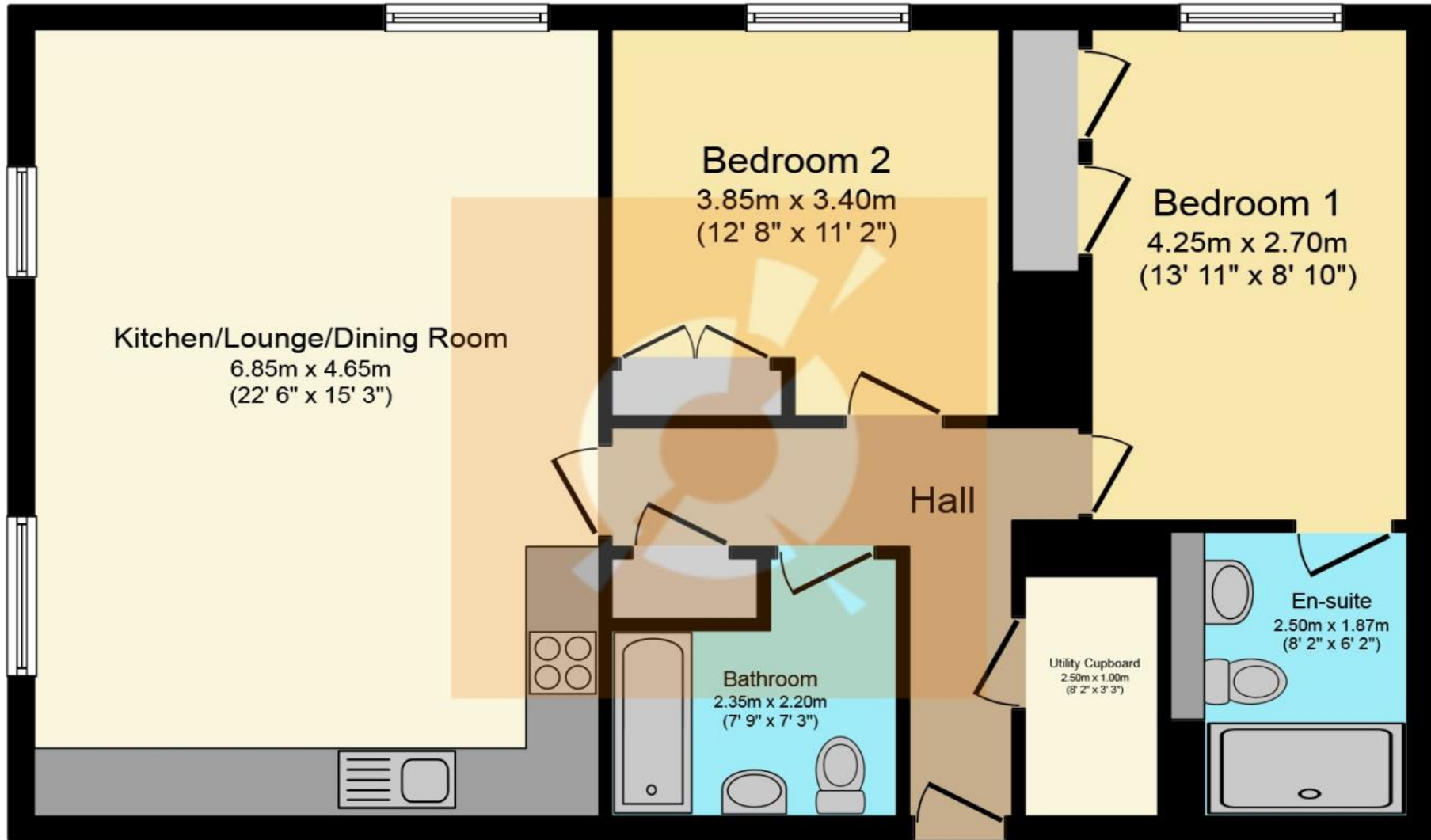




Flat 1, 22 Hunterhill Road, Paisley

Offers Over £165,000





## 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 Apartment 1, 22 Hunterhill Road and this stylish ground floor property within an exclusive private development.

Completed in 2019 the property presents to the market in true "walk in and start" living condition and with it's ground floor position is the ideal purchase opportunity for those looking to downsize. This wonderful home has been cleverly designed to maximise space and natural light with beautiful views of the surrounding landscaped gardens.

Entry to the building is via secure access and in turn to the immaculate communal area which is fully maintained by factor agreement.

Apartment 1 is located directly opposite and upon entry you will be instantly impressed by the great scale and volume this home has to offer. Freshly decorated throughout in neutral tones the entire space is bright and airy and perfect to add your own finishing touches to.

The contemporary Lounge area is entirely open-plan to the Kitchen/Dining area and boasts fantastic dimensions, large window formations on all sides engulf the room with natural light.

Entertaining friends and family would be a delight within this property and the spacious Dining Kitchen ensures the Chef is never far away from the party!

The professionally fitted kitchen has numerous wall and floor mounted units which provide excellent storage and workspace. Sleek handle less cabinetry with a contrasting marble effect countertop provide both a fashionable and efficient workspace. A host of integrated appliances include; oven/grill with separate warming drawer, 4-ring gas hob, extractor hood, fridge/freezer and dishwasher which will all be included within the sale, making this an excellent purchase opportunity. The entire space is kept bright and airy with views all around overlooking the perfectly manicured front gardens.

A separate spacious Utility cupboard is located within the Entrance Hall and plumbed for both a washing machine and tumble dryer if desired, ensuring the main living space is kept peaceful and clutter free.

Clear, crisp neutral tones continue into Bedroom 2 which has great dimensions and plentiful space for various items of freestanding furniture. A generous in-built wardrobe provides excellent storage solutions.

The striking 3-piece family bathroom is ultra-modern with floor to ceiling tiles and large mirror wall which is beautifully complimented by feature spotlights. The suite includes a bath with shower overhead, stylish wash hand basin and W.C. A heated towel rail and matching chrome fixtures and fittings finish the suite perfectly.

The Master Bedroom is located at the back of the Apartment and features its own En-Suite shower room. The fantastic dimensions offer plentiful space for freestanding furniture with the addition of spacious in-built wardrobes providing a variety of hanging and shelf space.

The stylish en-suite shower room boasts floor to ceiling tiles in neutral tones, a large walk-in shower cubicle as well as attractive mirror wall with feature lighting to match the family bathroom. Contemporary chrome fixtures and fittings run throughout including heated towel rail.

A further useful storage cupboard is situated within the hallway and includes a variety of shelving space as well as storage for multiple other appliances.

The apartment is serviced by gas central heating and double glazing throughout. A modern motion sensor alarm system has also been fitted by the current owners. Allocated parking is available within the residents only carpark directly in front of the building.

The tranquil communal grounds provide a peaceful sanctuary and the ideal place to relax and enjoy some fresh air and sunshine. There is great community spirit between all residents, a monthly factor agreement covers full maintenance of outdoor spaces as well as Buildings Insurance.

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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