



14 South Avenue, Paisley

Offers Over £269,995





Floor Plan

Floor area 154.8 m² (1,666 sq.ft.)

TOTAL: 154.8 m² (1,666 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

THE PROPERTY

**** EXCEPTIONAL APARTMENT ** STRIKING DIMENSIONS ** IMPRESSIVE DINING KITCHEN ** GARAGE WITH ELECTRIC DOOR ** ALLOCATED PARKING ** MASTER BEDROOM WITH EN-SUITE & DRESSING ROOM ** VAST COMMUNAL GARDENS ****. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 14 South Avenue and this strikingly spacious 3-bedroom apartment which is presented to the market in true walk-in condition and is sure to appeal to a wide range of purchasers.

Entering the home, you are first presented with the welcoming entrance hallway which is tastefully decorated with soft neutral tones, feature stained-glass windows, and provides access to all rooms within the apartment.

The family lounge is fabulously spacious, and is awash with natural light, thanks to its floor to ceiling windows, and chic French doors leading to balcony. A true focal point of this space is the feature fireplace with electric fire, providing the room with a delightful warmth.

Moving into the kitchen, you will be instantly impressed by its generous dimensions. The kitchen features a host of mahogany wall to floor mounted units, with contrasting worksurfaces. Integrated appliances include a 4-ring gas hob, electric oven/grill, extractor hood, fridge/freezer and dishwasher. This space is further complimented with an ultra-modern kitchen island, and additional space for a dining table and chairs.

The property also features a separate dining room, conveniently located next to the kitchen. It has been stylishly decorated and offers the perfect spot to enjoy a home-cooked meal. There are three generously proportioned double bedrooms. Bedroom One is particularly impressive and boasts an en-suite shower room as well as walk-in wardrobe. All three bedrooms feature in-built storage, and completing the internal accommodation is the four-piece bathroom suite, comprising of shower-over-bath with glass screen, wash hand basin, w.c., and bidet.

There is an extensive, beautifully landscaped, communal rear garden which is enclosed with mature shrubbery. There is an allocated parking space as well as additional visitors parking, and the property further benefits from a private garage with electric door.

The property further benefits from gas-central heating and double glazing, providing a delightful warmth throughout.

Ideally situated for local Primary and Secondary Schools... For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

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.

WOULD YOU LIKE A FREE DETAILED VALUATION OF YOUR OWN PROPERTY?

TAKE ADVANTAGE OF OUR DECADES OF EXPERIENCE AND GET YOUR FREE PROPERTY VALUATION FROM OUR FRIENDLY AND APPROACHABLE TEAM. WE CUT THROUGH THE JARGON AND GIVE YOU SOLID ADVICE ON HOW AND WHEN TO SELL YOUR PROPERTY.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

www.thepropertyboom.com
70 West Regent Street, Glasgow, G2 2QZ
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com