



**32 0/1 Hunterhill Road, Paisley**

**Offers Over £330,000**





### Ground Floor

Floor area 149.1 sq.m. (1,605 sq.ft.)



### Mezanine Floor Plan

Floor area 14.0 sq.m. (150 sq.ft.)

**Total floor area: 163.1 sq.m. (1,755 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](http://www.Propertybox.io)

## THE PROPERTY

\*SOUGHT-AFTER GROUND LEVEL SANDSTONE APARTMENT \* BLEND OF CLASSIC CHARM & MODERN FEATURES \* CONTEMPORARY DINING KITCHEN \* FLEXIBLE MEZZANINE LEVEL \* EXTENSIVE REAR GARDEN \* Please contact your personal estate agent, The Property Boom for much more information and a copy of the home report. Located within a highly sought-after Paisley postcode, this stunning sandstone Victorian conversion is truly exceptional. 0/1, 32 Hunterhill Road presents a rare opportunity for the discerning buyer to acquire a magnificent property that has been thoughtfully preserved. The design beautifully highlights the home's original features while seamlessly incorporating tasteful modern touches.

First impressions matter-and this property certainly delivers, both inside and out. Nestled behind mature shrubbery, a gravel driveway leads to the front entrance, setting the tone for what's to come. Stunning stained-glass doors open into a bright and welcoming reception hallway, where authentic wooden flooring flows gracefully throughout the home, adding warmth and character.

The family lounge instantly impresses with its generous proportions and heights, complimented by bay window formation and decorative cornicing.

The exceptionally well-appointed dining kitchen features a fixed breakfast bar area come island with Belfast sink as well as ample space for a further seating area for all the family to enjoy. Comprising of matte wall and base mounted cabinetry paired with marble effect worktops providing excellent workspace and storage. Off the kitchen is a convenient utility room providing further storage, workspace and room for freestanding appliances where desired.

Within the home are three generous double bedrooms with Bedroom Two boasting its own en-suite shower room, adding a touch of luxury to everyday living and dressing room, offering a flexible living space for nursery or home office. A contemporary three-piece bathroom comprises of jacuzzi bathtub with overhead shower, W.C. and wash hand basin.

One of the home's standout features is the charming mezzanine level-a versatile space perfect for a variety of uses. Whether it's a stylish home office, a cosy reading nook, it's a space to admire the intricate stained-glass window, this elevated retreat adds both function and character to the property.

The extensive rear garden is beautifully maintained and fully enclosed, comprising of a manicured lawn section and sociable patio area; the perfect space for children & pets.

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 additi

onal 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.

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](http://www.thepropertyboom.com)  
Head Office : 31 Braehead, Beith, KA15 1EG  
Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)