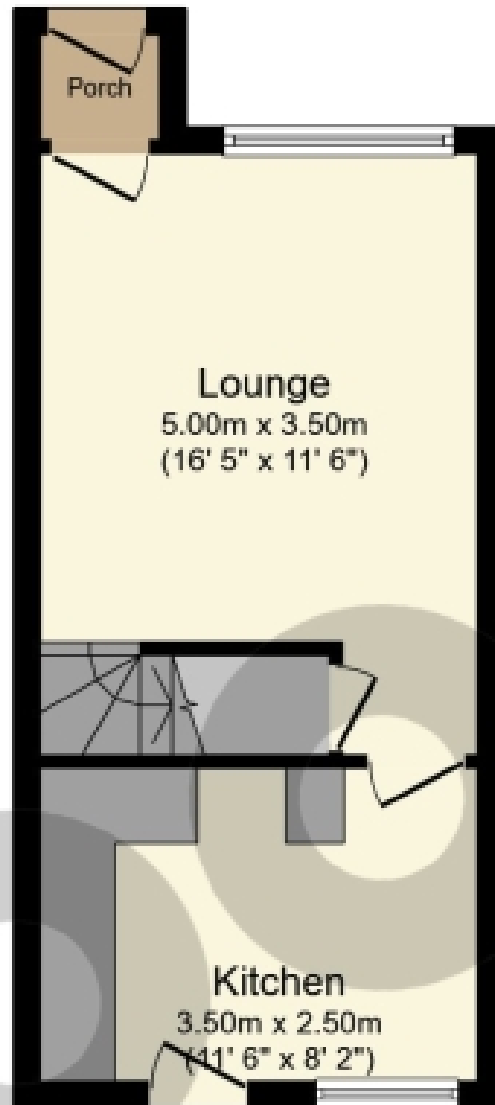




**34 Braefoot Crescent, Paisley**

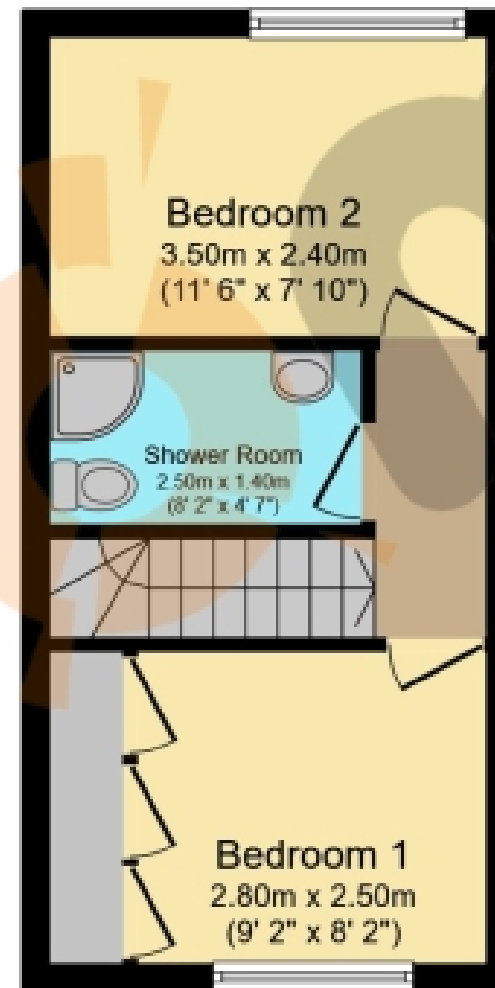
**Offers Over £150,000**





### Ground Floor

Floor area 26.8 sq.m. (288 sq.ft.)



### First Floor

Floor area 25.9 sq.m. (279 sq.ft.)

**Total floor area: 52.7 sq.m. (567 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

\*WELL-MAINTAINED WITH NO ONWARD CHAIN \* MODERN FITTED KITCHEN \* NEUTRALLY DECORATED THROUGHOUT \* FULLY ENCLOSED REAR GARDEN \* FANTASTIC FIRST TIME PURCHASE \* Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report. Welcome To No.34 Braefoot Crescent, a fabulous, terraced home presenting itself as a fantastic first-time purchase or downsizing opportunity. The property is conveniently located in the ever-popular Paisley locale and is close to a host of great local amenities such as bus/train links and shopping outlets.

Upon entering the property, you're welcomed into a spacious family lounge. The lounge is superbly spacious and neutrally decorated. The modern fitted kitchen holds an array of wall and base mounted cabinetry paired with black granite effect countertops. The kitchen further benefits from ample space for freestanding appliances where desired.

Into the upper level are two generously proportioned bedrooms with the Master Bedroom having excellent built-in storage solutions. Completing the home internally is a fully tiled shower room comprising of walk-in shower cubicle, W.C. and wash hand basin.

To the rear of No.34 is a fully enclosed and fabulously low maintenance garden providing the perfect space to enjoy during the summer months.

The property benefits from gas central heating and double glazing 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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