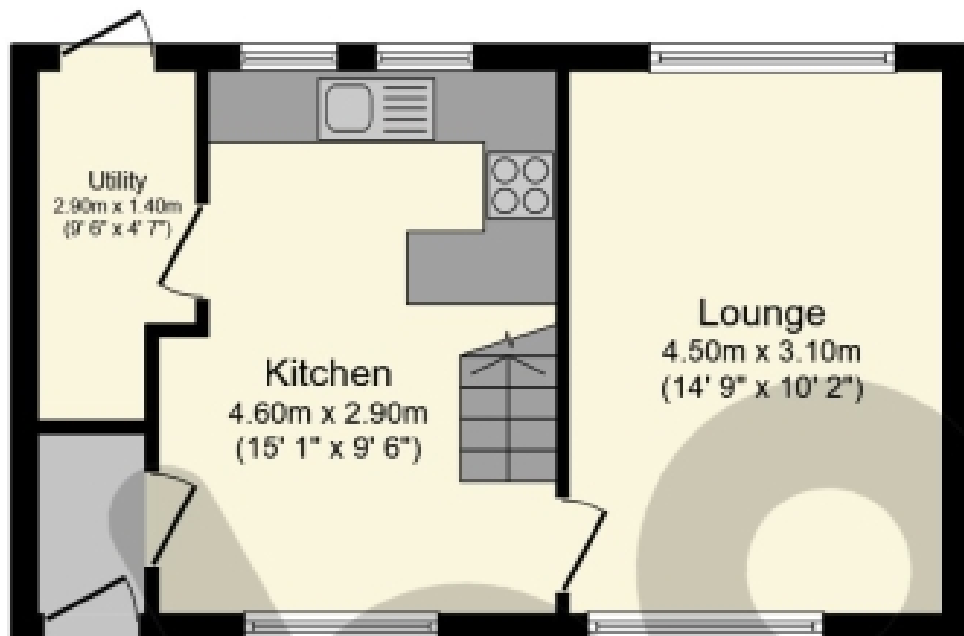




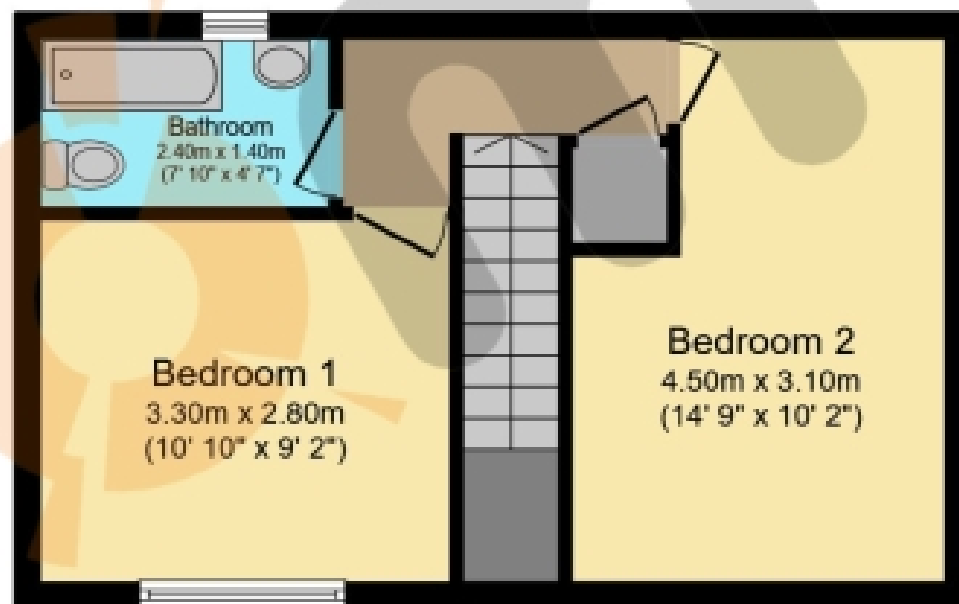
17 Roaden Avenue, Paisley

Offers Over £135,000





Ground Floor
Floor area 33.7 sq.m. (363 sq.ft.)



First Floor
Floor area 33.7 sq.m. (363 sq.ft.)

Total floor area: 67.5 sq.m. (726 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

*PERFECT FIRST-TIME PURCHASE * WELL MAINTAINED GARDEN & MULTICAR DRIVEWAY * TWO DOUBLE BEDROOMS * WELL-APPOINTED KITCHEN * CLOSE TO FANTASTIC AMENITIES * Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No.17 Roaden Avenue, a fantastic semi-detached home offering the perfect first-time purchase or buy to let investment. The property is ideally located in the Paisley locale and a short drive from a host of local amenities, schools and public transport links.

To the front of the property is an extensive multicar Monoblock driveway providing ample off-street parking. Upon entering, you're welcomed into a spacious reception hallway. The family lounge boasts generous dimensions, neutral décor and wooden effect flooring complimented by an abundance of natural light through dual aspect window formation.

The well-appointed kitchen holds an array of oak effect base and overhead cabinetry paired with granite effect worktops for an efficient workspace. Off the kitchen is a convenient utility room providing further storage and workspace.

Into the upper level are two generously proportioned double bedrooms offering a flexible living space for a multitude of uses. Completing the home internally is a fully tiled three-piece bathroom featuring a W.C., wash hand basin and bath with overhead shower.

The rear garden is fully enclosed and well-maintained with a sociable patio and manicured lawn space; perfect for children and pets alike.

This property further gains from double glazing and gas central heating throughout.

Paisley has a great selection of local and town centre amenities and eateries including shops, cafes, 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 - 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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