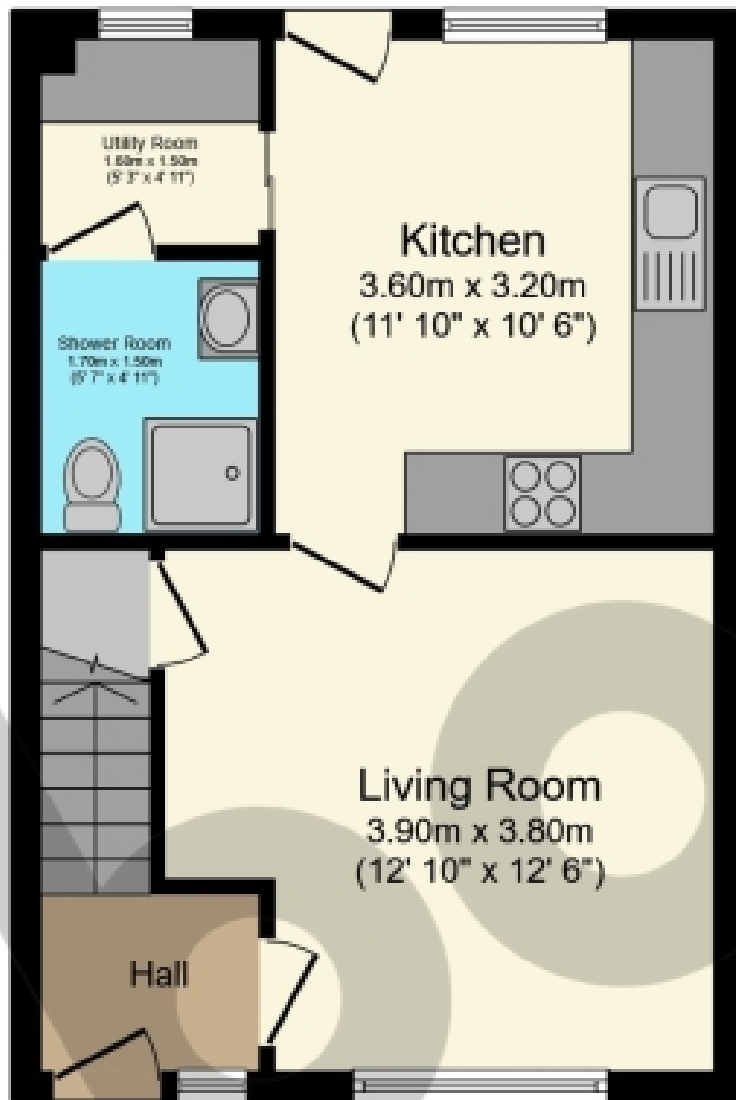




**34 Shortroods Road, Paisley**

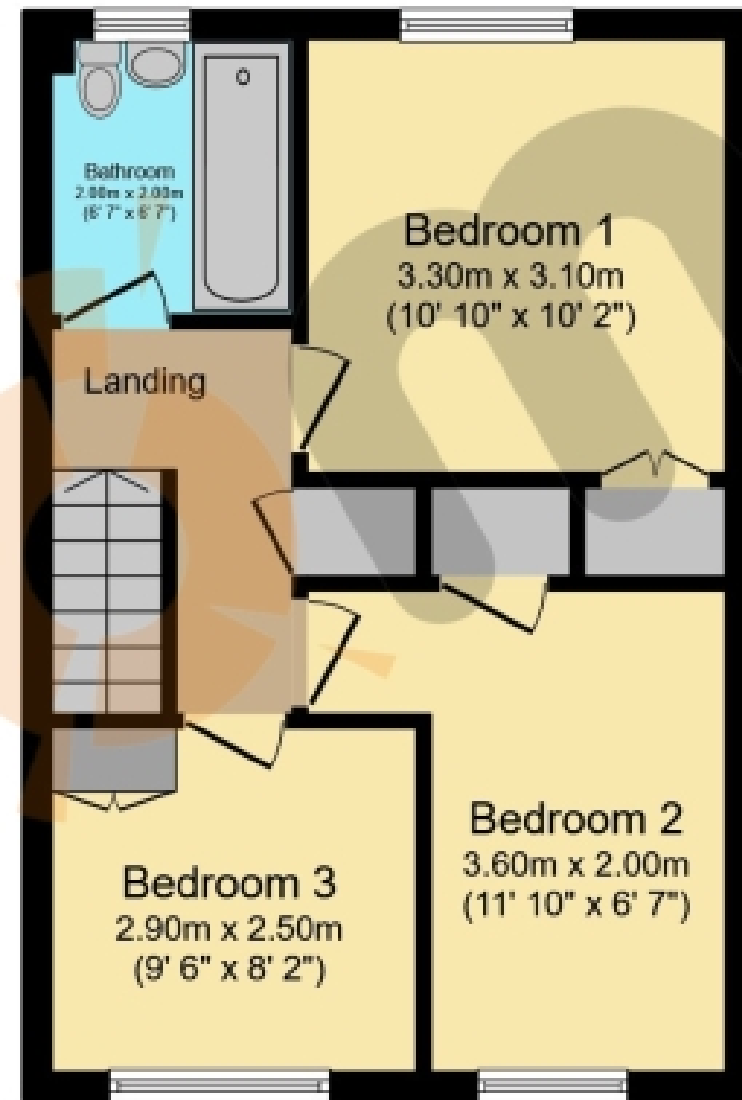
**Offers Over £179,995**





### Ground Floor

Floor area 36.8 sq.m. (396 sq.ft.)



### First Floor

Floor area 36.7 sq.m. (396 sq.ft.)

**Total floor area: 73.5 sq.m. (791 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

Welcome to No. 34 Shortroods Road, a fabulously spacious terraced property located in the ever-popular Paisley locale within a contemporary, family friendly development.

Arriving to the property, a gated, private driveway, offers safe and convenient off-street parking. There is also plenty of parking available in close vicinity for both visitors and residents.

The spacious family lounge is neutrally decorated, with wooden effect flooring offering a blank canvas. A large picture window allows masses of natural light into the room for a bright and relaxing space to unwind.

The well-appointed kitchen features ample wall and base mounted cabinetry paired with butcher block effect countertops for a stylish and efficient workspace. The space further benefits from a range of integrated appliances including an oven, four ring gas cooker, and extractor hood. Off the kitchen is a separate utility room, offering further workspace and room for appliances.

Completing the ground level is a convenient shower room, comprising of a walk-in shower cubicle, W.C. and wash hand basin.

Into the upper level are three generously proportioned bedrooms, all featuring in-built storage solutions. Completing the home internally is a three-piece family bathroom featuring a W.C., wash hand basin and a bath with over-head shower.

To the rear of the property is fully enclosed and fabulously low maintenance garden, perfect for children and pets alike.

The property further benefits from gas central heating and double glazing 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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