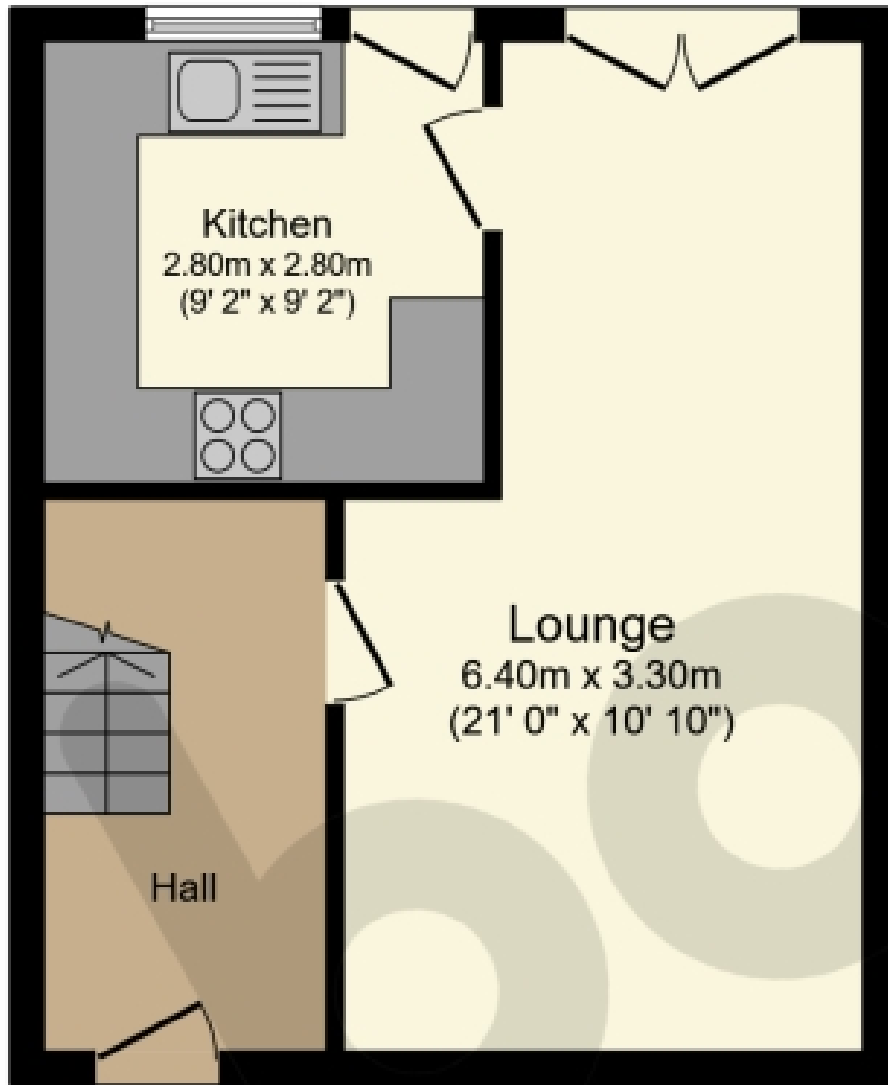




**Conval Way, Paisley**

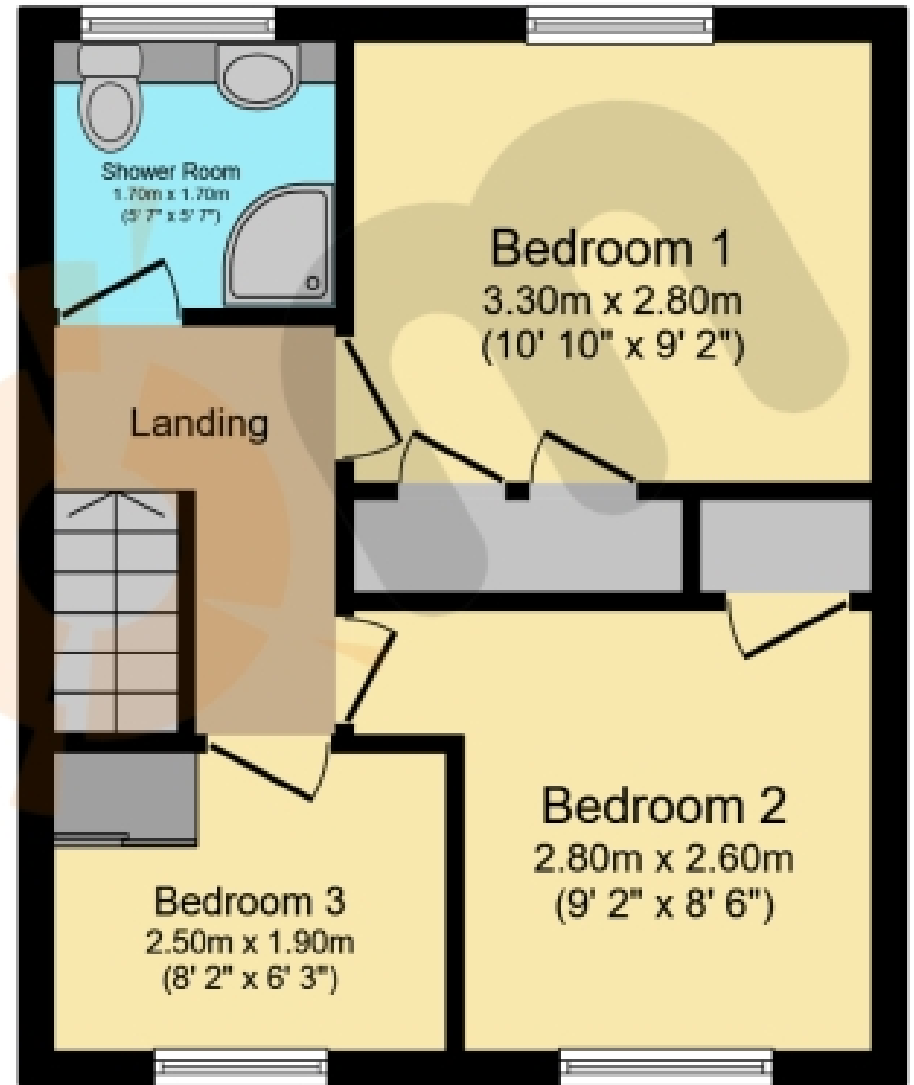
**Offers Over £129,995**





### Ground Floor

Floor area 33.3 sq.m. (358 sq.ft.)



### First Floor

Floor area 33.3 sq.m. (358 sq.ft.)

**Total floor area: 66.6 sq.m. (716 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

This deceptively spacious two-bedroom and box room end-terraced family home offers comfortable living and benefits from NEW WINDOWS & DOORS replaced in 2025 plus recently replaced boiler (2023), making it an excellent choice for first-time buyers and families alike.

Following a slabbed pathway, via an on-trend composite door and into the property, you are welcomed into the welcoming reception hallway. Generously proportioned, this space serves as both a living and dining area, offering excellent versatility. It is finished in a neutral style, complemented by oak-effect flooring and warm décor throughout.

Continuing through the ground floor, you reach the well-appointed kitchen, which features light oak base and wall-mounted units, providing ample storage. These are paired with contrasting marble-effect worktops, while generous space for white goods and appliances enhances practicality.

Upstairs, the first floor comprises two well-sized double bedrooms, along with a box room offering a multitude of potential uses. The shower room is fitted with a W.C., wash hand basin, and a walk-in shower cubicle.

To the rear, the garden is predominantly laid to lawn with a large sociable decking area. It is fully enclosed by tall wooden fencing, perfect for children and pets alike.

An element of AI has been used to enhance this listing.

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 (Hawkhead station is a 15-minute walk) 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. 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.

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