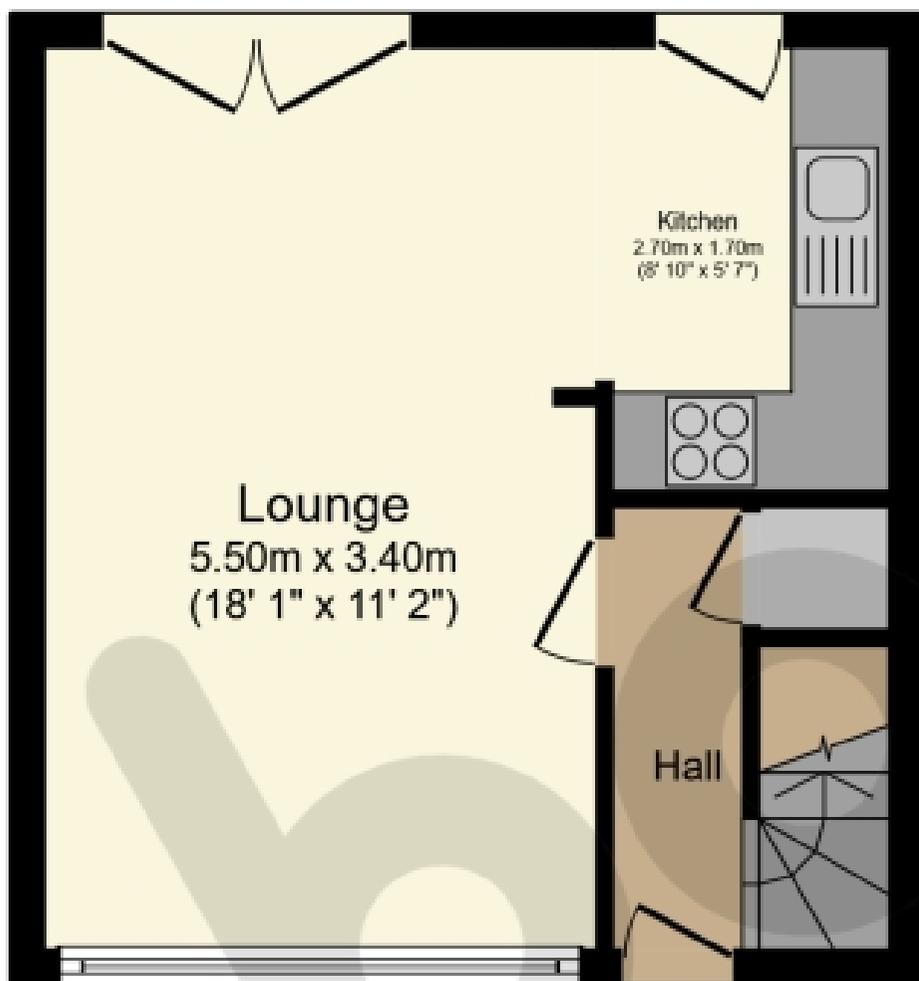




**Colonsay Road, Paisley**

**Offers Over £110,000**





**Ground Floor**

Floor area 28.6 sq.m. (308 sq.ft.)



**First Floor**

Floor area 28.6 sq.m. (308 sq.ft.)

**Total floor area: 57.2 sq.m. (616 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

Investment opportunity. 2 bedroom semi in need of refurbishment. Generous dimensions throughout and masses of potential. Features two spacious double bedrooms and a large open-plan lounge/kitchen. Impressive dimensions and scope for enhancement, this home presents an excellent chance for investors or buyers looking to add value.

Entering through the spacious front garden, you are welcomed into an entrance hallway that leads through to the lounge. The open-plan living area offers generous proportions, enhanced by a large picture window and French doors to the rear and is open plan to the kitchen.

Upstairs, there are two well-proportioned double bedrooms and a three-piece bathroom.

Externally, there are substantial front and back gardens offering fantastic potential to create a wonderful outdoor space, perfect for growing families or entertaining in the future.

The property requires to be upgraded and this is reflected in the competitive asking price.

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 fifteen 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.

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