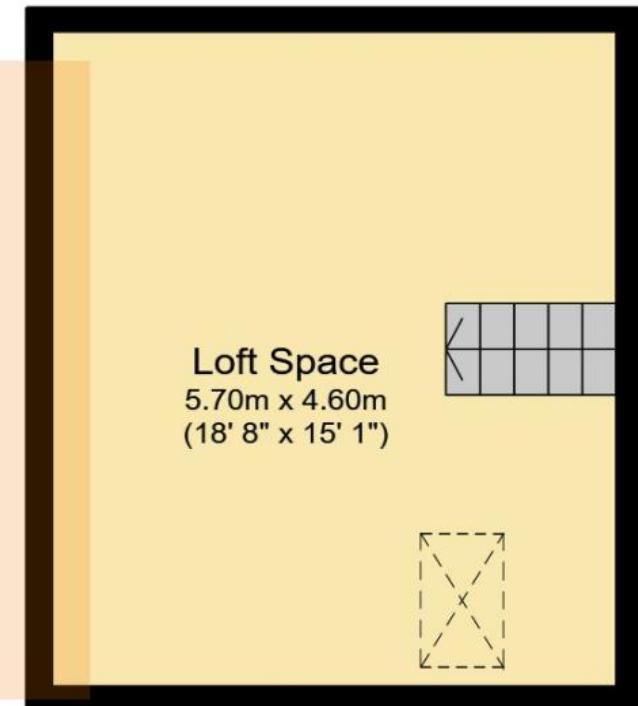
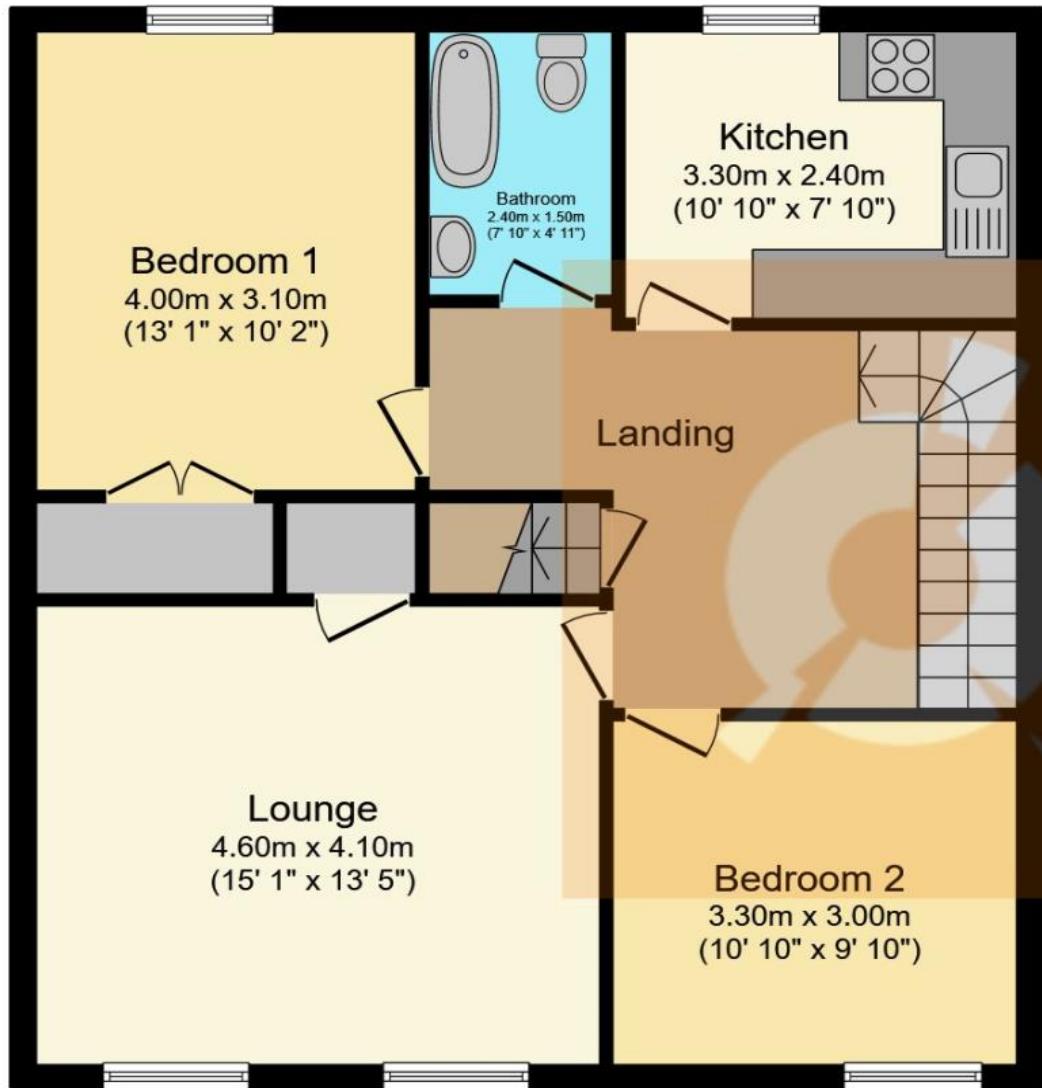




1/1 72 New Sneddon Street, Paisley

Offers Over £99,000





**Loft Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## THE PROPERTY

Situated within the bustling town of Paisley, No.72 New Sneddon Street presents itself as a desirable first-time purchase, offering a wealth of charm and elegance all within walking distance from a host of local amenities, eateries and public transport links which provide regular services to Glasgow City Centre. Within the traditional building are three apartments across three levels with a private door and staircase leading to the top floor. Upon entering, you'll be blown away with the scale and volume of this captivating home as the hallway boasts a ceiling dome that fills the room space with natural light.

The family lounge is stylishly decorated with soft neutral tones and quality wooden flooring paired with stunning period features to include a focal point fireplace and central rose coving. The lounge further benefits from in-built storage and ample dining space; perfect for enjoying a meal with family or friends. The well-appointed kitchen houses an array of beech-effect wall and base mounted units alongside contrasting worktops, creating a fashionable and efficient workspace. The kitchen also holds an integrated 4-ring gas cooker, electric oven/grill and extractor hood as well as plenty of space for freestanding appliances to include a washing machine and fridge freezer.

Two generously proportioned double bedrooms can be found within the home, with Bedroom One benefitting from inbuilt wardrobes for discreet and convenient storage. The family bathroom comprises of a bathtub with overhead shower, W.C. and wash hand basin.

A fixed staircase leads into the substantial loft space which has been fully floored with lighting, gas-central heating and a double-glazed velux window to create a fabulously flexible living space with a multitude of uses such as home office or second sitting room.

To the rear is a fully enclosed communal garden space with drying green, patio area and private detached garage for added storage.

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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