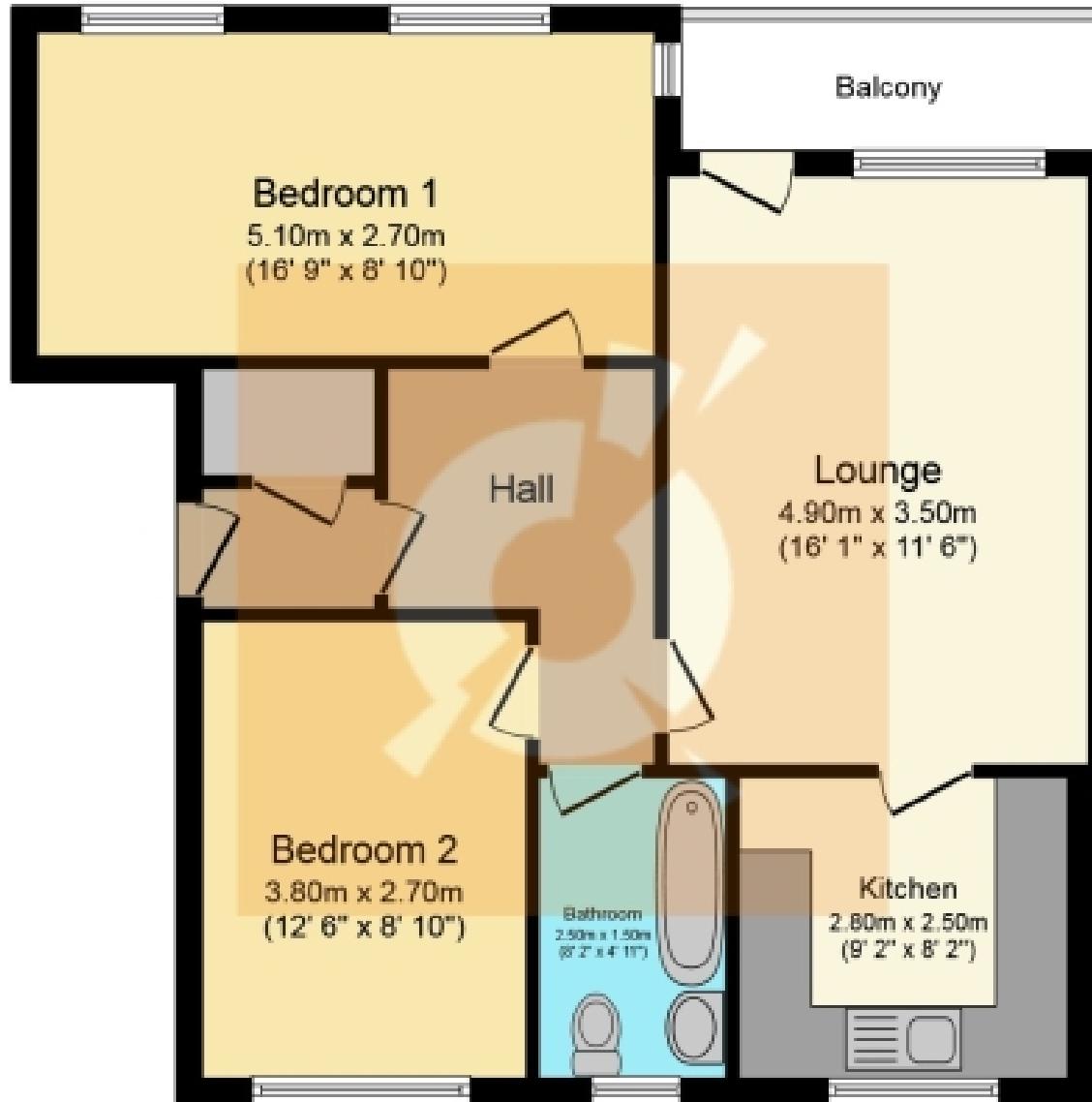




**1 Sir Michael Place, Paisley**

**Offers Over £79,995**





## Floor Plan

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

## THE PROPERTY

Welcome to No. 1 Sir Michael Place, Paisley. This fantastic apartment is less than a 15-minute walk from Paisley Town Centre offering a host of amenities, eateries, and public transport links. The apartment currently has model tenants in place, offering the perfect buy to let investment opportunity.

Secure door entry offers safe access into the building with a well-maintained communal hallway and staircase leading to the second floor. Upon entering, you are welcomed through the reception hallway, decorated with neutral tones and wood effect flooring, leading you in the first instance to the lounge.

The family lounge boasts impressive dimensions and has been decorated with neutral tones and contemporary wall coverings. The lounge offers access to a delightful balcony area: perfect for dining alfresco during the summer months. Off the lounge is a well-appointed kitchen, featuring an array of white wall and base mounted units paired with dark granite-effect worktops. Integrated appliances include a 4-ring gas hob, electric oven/grill, extractor hood and there is further space for a freestanding fridge freezer and washing machine.

Within this fabulous apartment are two generously proportioned double bedrooms, which have both been neutrally decorated. Completing the property internally is a bright and airy three-piece bathroom comprising of a shower-over-bath with glass screen, W.C., and wash hand basin.

The property further benefits from recently installed gas-central heating, and double glazing throughout, providing a delightful warmth throughout the apartment. There is a small monthly charge applying to all properties to cover the onsite launderette facilities, and the property also benefits from having its own allocated storage cellar. The client has advised that the property has been recently rewired and certification can be provided upon request.

This fantastic apartment is perfectly located for a variety of shops, supermarkets, and amenities within Paisley's bustling town centre. The M8 motorway network is located only moments away and provides additional links to Glasgow Airport, Braehead Shopping Centre, and Glasgow City Centre.

We would highly recommend an early viewing of this wonderful apartment as we have no doubt it will be very popular. Viewing is by appointment - please contact The Property Boom to arrange a viewing or for any further information. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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