



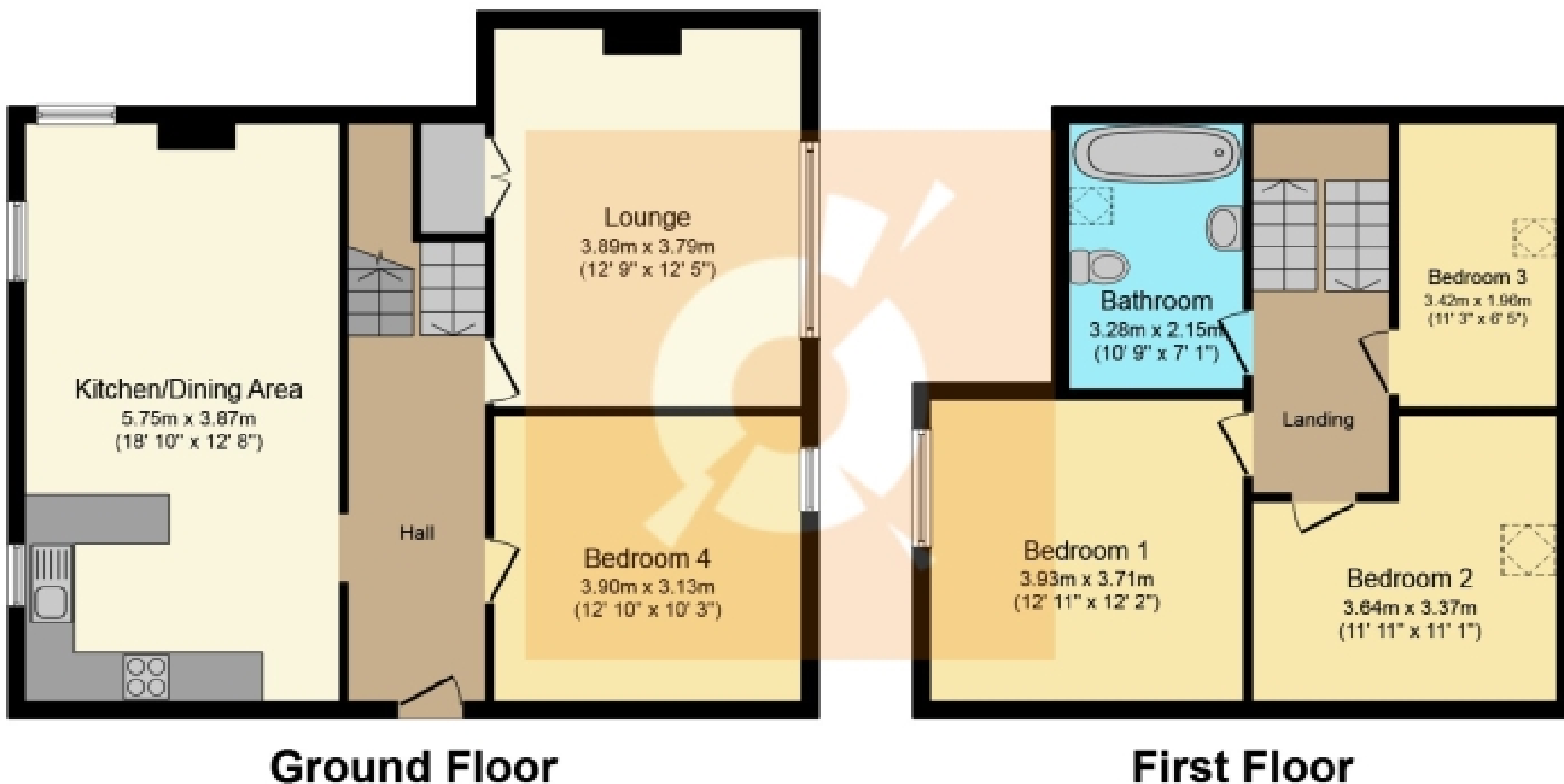
**81 1/1 Maxwellton Road, Paisley**

**Offers Over £169,995**









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

## THE PROPERTY

**\*\* STYLISH & FLEXIBLE ACCOMMODATION ACROSS TWO LEVELS \*\* SUMPTUOUS FAMILY LOUNGE WITH FOCAL POINT FIREPLACE \*\* CONTEMPORARY BATHROOM  
\*\* MODERN DINING KITCHEN\*\* SECURE DOOR ENTRY \*\* REAR GARDENS WITH PRIVATE DECKING AREA \*\*** View in person or online. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to Flat 1/1, No 81 Maxwellton Street. This wonderful top floor apartment offers a stylish and spacious accommodation spread across two levels. Ideally located within a desirable Paisley locale and presented in true walk-in condition, this fantastic family sized home is sure to appeal to a wide range of buyers including first-time purchasers and professionals alike.

A secure door entry system gives access to the well-maintained communal hallway. Rising to the top floor, we reach Flat 1/1 and enter into the inviting reception hallway, where the stylish décor palette and host of charming traditional features, such as high ceilings and chandelier fittings, are first introduced. The sumptuous family lounge has benefits from a range of chic fixtures and fittings including quality wood-effect flooring, and classic Edinburgh press cupboard. The true piece de resistance of the room has to be the focal point gas fireplace, which boasts an on-trend opaque surround. There's also a fabulously spacious walk in cupboard in the living room which could easily be utilized as a home office.

The kitchen is substantially sized and fitted in a modern style, with an array of wood effect wall and base units which are coupled with granite effect worksurface and monochrome hexagon tiled surrounds. There is a designated dining area, which would comfortably house a dining table and chairs and boasts a quaint window seat; offering a multifaceted space for the entire family to meet for meals, to entertain friends or a tranquil place to relax and unwind after a long day. Featured throughout the kitchen are a range of quality integrated and freestanding appliances including oven/grill, 4-ring gas hob, extractor hood, washing machine and American style fridge/freezer.

Situated on the ground level is an additional public room. Currently utilised as a cosy sitting room by our client, the spacious dimensions lend this space perfectly as an additional fourth bedroom.

A carpeted stairway rises to the upper level and features a distinctive skylight window formation. On this level, there is the principal bedroom which features fantastic proportions and views over the rear gardens. There are an additional two bedrooms, which both feature distinctive Velux window formations, providing an abundance of natural sunlight. Completing the internal accommodation is the contemporary bathroom which features tiled floor and wall surrounds and comprises of w.c., wall-mounted wash-hand basin and bath with shower overhead.

To the rear, there are extensive gardens featuring a convenient shared drying green and private decking area – an ideal spot for some alfresco dining. Additionally, there is a convenient outhouse and garden shed offering additional storage solutions.

Double-glazing and gas central heating run throughout the apartment, providing every room with a lovely warmth.

The property is just a short walk to both Canal Street train station, University and the RA Hospital. 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. For further details on local schooling options please view the School Admission Area tool on our website.

This fabulous family home will no doubt be very popular and therefore we would highly recommend an early viewing. Viewing by appointment only - please contact The Property Boom for further information and a copy of the Home Report. 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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