



**2/1 Caplaw Road, Paisley**

**Offers Over £95,000**





## Floor Plan

Total floor area 85.1 sq.m. (916 sq.ft.) approx

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

## THE PROPERTY

The Property Boom is pleased to present this stunning, spacious THREE-BEDROOM ground floor apartment at Caplaw Road, Paisley, with an inviting asking price. An IN DEPTH HD PROPERTY VIDEO TOUR is available for your convenience.

As you enter the property, you are greeted by a spacious hallway leading to an incredibly bright and generously proportioned lounge with dual-aspect window formations that flood the room with natural light. The lounge has been stylishly decorated with contemporary tones, creating a welcoming atmosphere. A separate dining area is perfect for entertaining guests all year round.

The well-appointed kitchen comprises a quality range of wall to floor mounted units with contrasting countertops, creating a fashionable and efficient workspace. Integrated appliances include a 4-ring gas hob with electric oven/grill, extractor hood, making it an excellent purchase for a first-time buyer or professionals alike.

The property features three generously proportioned bedrooms, all providing ample storage within built-in wardrobes and cupboards. Gas-central heating and double-glazing provide all rooms with a delightful warmth.

The contemporary family bathroom contains a shower-over-bath with glass screen, w.c., and wash-hand-basin. The bathroom has ultra-modern fixtures and fittings throughout.

Externally, the property benefits from a gravel driveway providing excellent off-road parking, as well as a privately owned low-maintenance front garden and communal garden to the rear.

The property is situated within a popular Paisley locale and is close to all local amenities, including shops, supermarkets, schools, and transport services. Excellent transport links by bus and rail, along with proximity to the M8 motorway network, provide regular access throughout the area into Glasgow and further afield.

This fantastic first-time purchase, or wonderful family home, is a real credit to our client, and we strongly urge an early viewing, either in person or online with our HD PROPERTY VIDEO TOUR, as properties of this calibre rarely come to the market. Contact your personal estate agents, The Property Boom, for much more details and a copy of the Home Report.

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. 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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