



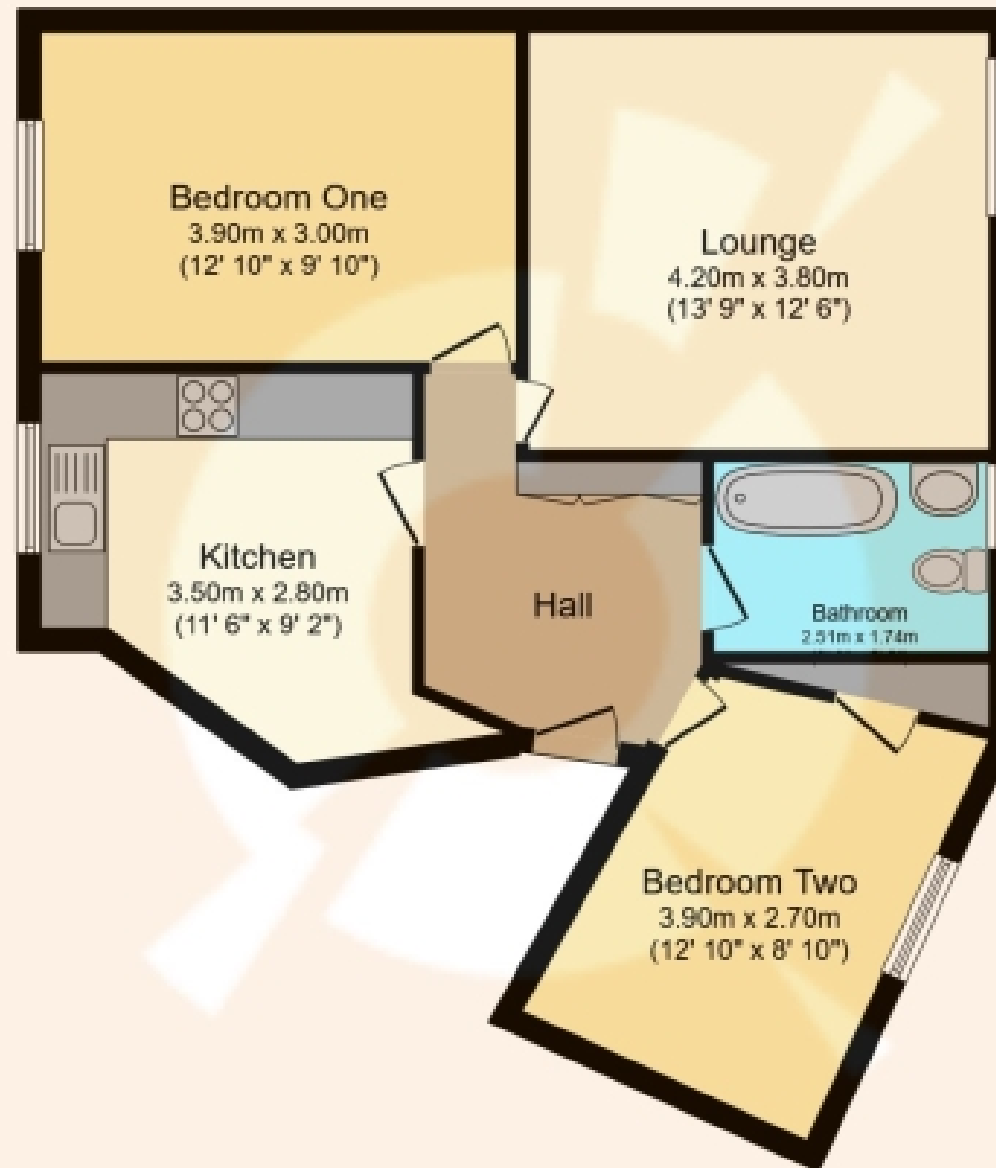
**118, Flat 2/1, Ferguslie, Paisley**

**Offers Over £43,000**









## Floor Plan

Total floor area 63.7 sq.m. (685 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

**\*\* WALK-IN CONDITION \*\* COMMUNAL GARDENS TO REAR \*\* WALKING DISTANCE TO A HOST OF LOCAL AMENITIES \*\* FANTASTIC FIRST-TIME PURCHASE \*\*. 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 Apartment 2/1, 118 Ferguslie. This wonderful apartment has been presented to the market in true walk-in condition with contemporary décor throughout and is sure to appeal to a wide range of purchasers to include first-time buyers, and professionals alike.

Apartment 2/1 is located on the second floor; accessed via the communal close with staircase. First impressions are everything, and this is certainly the case upon entering the welcoming reception hallway, which gives access in the first instance to the sumptuous family lounge.

The lounge has been stylishly decorated with crisp, neutral tones and quality wood-effect flooring. The large, double-glazed window formation brings an abundance of natural sunlight and further enhances the feeling of bright airy spaciousness, apparent when you first enter the accommodation.

The spacious dining kitchen offers excellent workspace and storage within white wall and floor mounted cabinetry with contrasting countertops. Integrated appliances include a stainless-steel sink with chrome mixer tap, 4-ring electric hob with electric oven/grill, and there is ample free-standing space for a washing machine and fridge/freezer.

The property further benefits from two generously proportioned bedrooms. The bright and airy family bathroom completes the accommodation internally, comprising of a three-piece bathroom suite to include a shower-over-bath with glass screen, w.c. and wash-hand-basin which has been contained within a stylish high-gloss vanity unit.

A communal rear garden is available for all residents, with shared drying green. This space is predominantly laid to lawn and offers a great space to relax during the summer months. This property further benefits from double-glazing and gas central heating throughout, providing every room with a lovely warmth.

Paisley has a great selection of local and town centre amenities including shops, supermarkets, schools and transport services. Bus and rail links from both Paisley Gilmour and Canal Street give regular access throughout the area into Glasgow and further afield. The M8 motorway network is located only moments away 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 or for 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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