



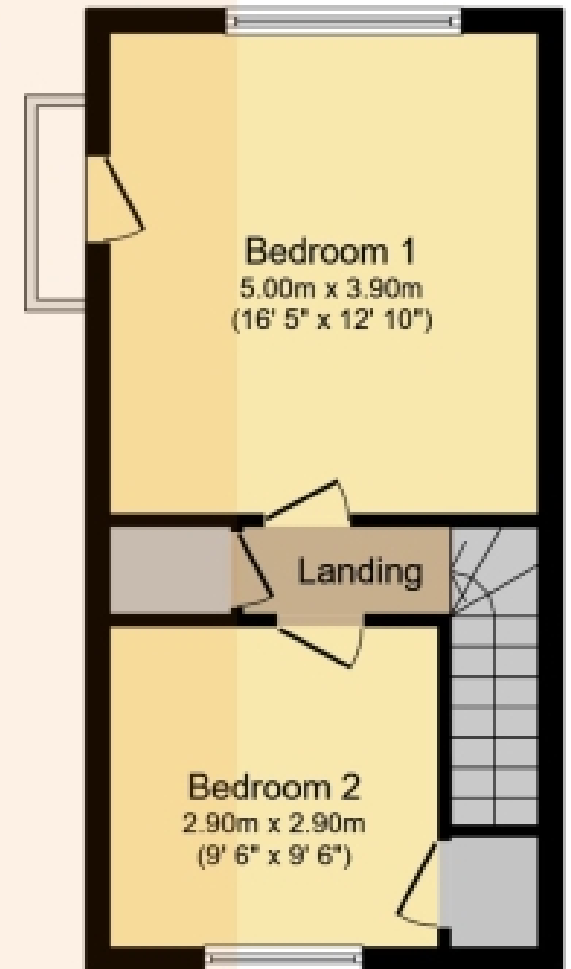
2/1, 5 George Street, Paisley

Offers Over £79,995





**Ground Floor**



**First Floor**

Total floor area 115.4 sq.m. (1,242 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

Welcome to No. 5 George Street, a substantial and promising 4-bedroom residence. This property exudes potential, with partial renovations already underway to showcase its fantastic possibilities. Whether you are a first-time buyer, part of a growing family, or an astute investor, this property offers an array of opportunities to make it your own.

As you approach the property, you'll find a secure door entry system which provides access to a communal hallway, ensuring both safety and convenience. Situated on the top floor, the duplex apartment at No. 5 awaits. Upon entering, you'll step into an inviting reception hallway where you immediately struck by the spacious dimensions the property has to offer. Renovations have begun on this level, which boasts stylish wood-effect flooring throughout, offering a glimpse of the tasteful design choices you can make to transform this residence into your dream home.

The lounge is generously sized, allowing for a variety of furniture configurations. Large double sash and case windows flood the room with natural light, creating a warm and inviting atmosphere for relaxation and entertainment.

The kitchen/dining area is well appointed, featuring ever-stylish wood-effect wall and base units, as well as integrated appliances, including a 4-ring gas hob, double oven and stainless-steel sink. The ample dimensions provide plenty of space for a dining table, making it an ideal setting for family meals or gatherings with friends.

On the ground floor, you'll find two bedrooms, each offering a comfortable retreat. These rooms can be tailored to your needs, whether you require additional sleeping space, a home office, or however else you see fit.

Completing the ground floor is the modern shower room, characterised by sleek monochrome floor and wall tiles. The room features a countertop wash hand basin, chrome towel rail, w.c., and a shower enclosure with glass screen.

A stairway leads to the upper level, where you'll discover two more bedrooms. Bedroom One stands out with particularly sizable dimensions, offering endless possibilities for customisation to suit your lifestyle and preferences.

This fantastic property 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.

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.

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