



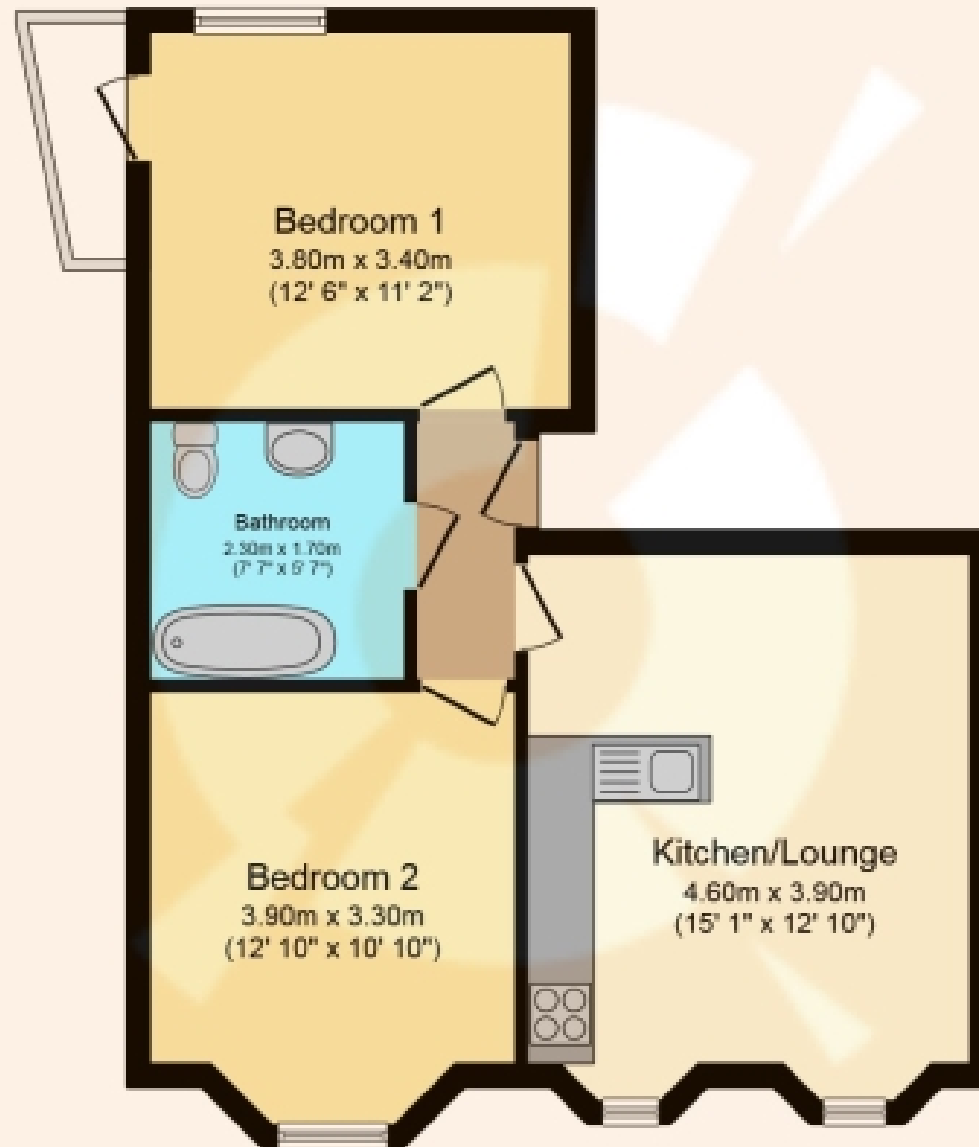
36 2/2 Wellmeadow Street, Paisley

Offers Over £48,000









## Floor Plan

Total floor area 52.8 sq.m. (568 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

**\*\* FABULOUSLY AFFORDABLE \*\* CENTRAL LOCATION \*\* IMPRESSIVE DIMENSIONS \*\* COMMUNAL SUN TERRACE \*\* SECURE DOOR ENTRY SYSTEM \*\***. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Situated in the heart of Paisley's vibrant West End, this fabulously affordable top floor apartment presents a great opportunity, with its competitive asking price and the added benefit of no onward chain. The property would suit a diverse range of buyers, from first-time buyers to savvy investors. A short walk will take you to the University of the West of Scotland, town centre conveniences, recreational amenities, and excellent bus and rail transport connections.

Access is through a secure door entryway leading to a shared terrace among just four apartments. A second secure entrance guides you through a communal close, granting access to all the apartments. Entrance to the property is via a bright and airy reception hallway which provides access to all rooms within the home.

The open-plan kitchen and lounge showcases impressive ceiling heights, and an abundance of natural sunlight. It's a space which has been freshly decorated to create a welcoming and bright atmosphere. The kitchen features a range of wall and base mounted units, which have been paired with contrasting granite-effect worktops. There is further free-standing space for a standalone cooker and washing machine.

Within the apartment are two generously proportioned double bedrooms with Bedroom One boasting excellent in-built storage. Apartment 2/2 retains many charming period features, including intricate cornicing and a captivating ceiling rose, serving as focal points. Completing the internal accommodation is the bright and airy bathroom featuring a bathtub, W.C., and wash hand basin.

On-street parking is available with a permit obtainable from the local authority upon application. Gas central heating and double glazing can be found throughout.

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.

Viewing by appointment only - 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.

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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