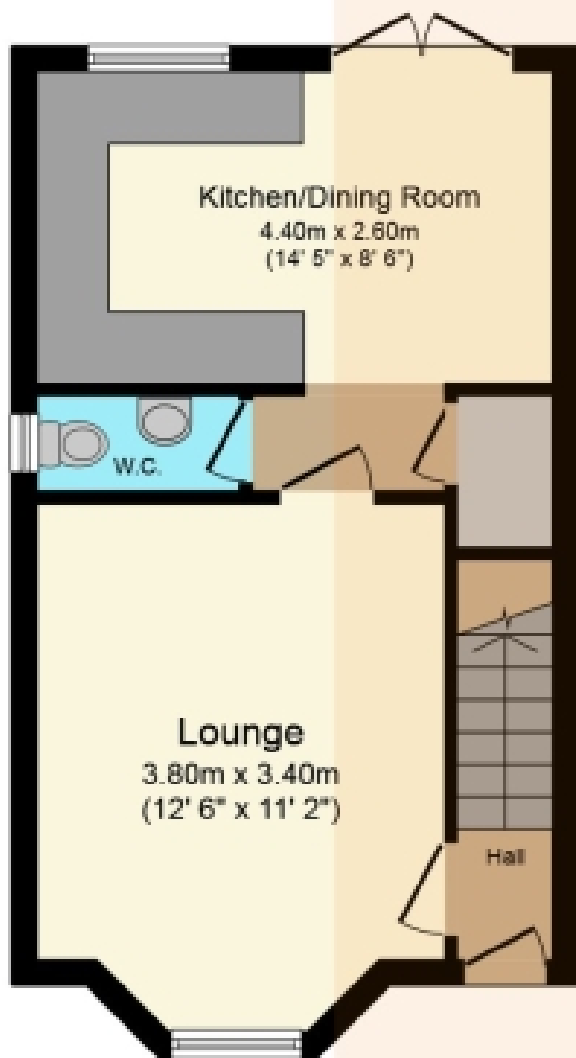




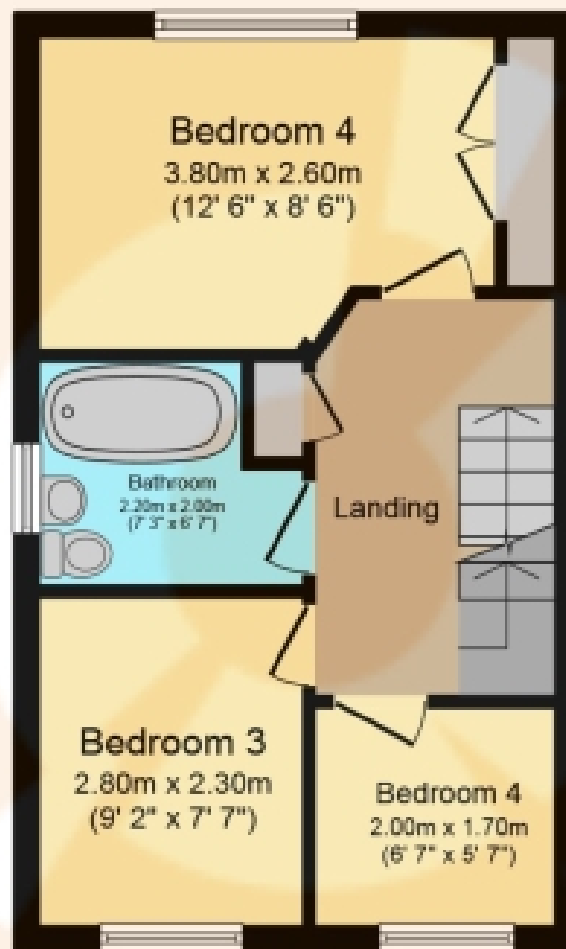
**47 Langroods Circle, Paisley**

**Offers Over £229,000**

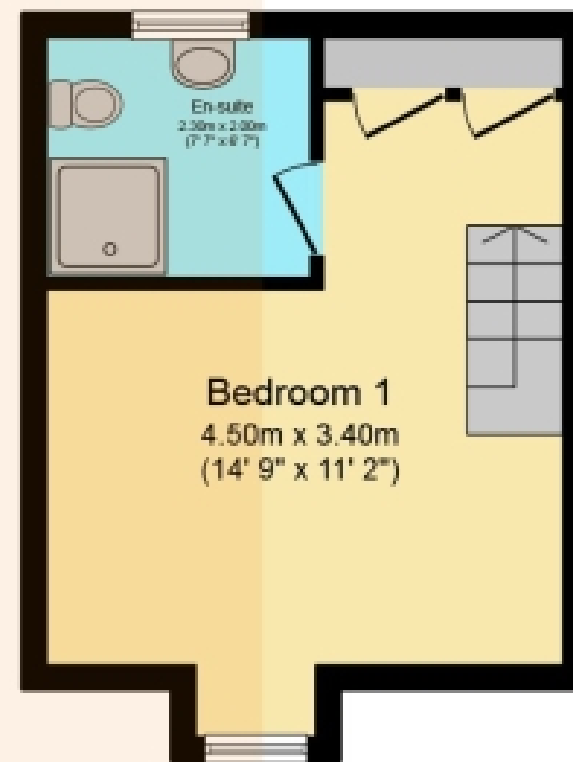




**Ground Floor**



**First Floor**



**Second Floor**

Total floor area 87.7 sq.m. (944 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

**\*\*CONTEMPORARY SEMI OVER 3 LEVELS OFFERING STYLISH & FLEXIBLE ACCOMMODATION \*\* PRESENTED BEAUTIFULLY \*\* WITHIN SOUGHT-AFTER DEVELOPMENT \*\* RESIDENTS PLAYPARK \*\*** Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report. Situated within a highly sought-after Paisley development, No.47 Langroods Circle is a desirable townhouse offering stylish & spacious accommodation over three levels. This wonderful property offers itself as a fantastic family home within a child-friendly estate – even offering a resident's playpark.

The spacious family lounge has been decorated with neutral tones & oak effect flooring, complimented by an abundance of light through the charming bay window formation to create a relaxing space to unwind.

Into the kitchen, an ultra-modern array of white gloss base and wall cabinetry which is paired with wooden effect countertops, and white brick effect splash back. There are a range of high-spec integrated appliances nestled within the kitchen including the four-burner gas hob, electric oven and dish washer. The kitchen boasts open-plan style living, opening out into a modern dining area. Luxurious French doors lead out into the rear garden. Completing the ground is the convenient w.c. which is perfectly elegant in all it's simplicity.

The first floor accommodates two generous double bedrooms, one of which features sliding mirrored wardrobes. A three-piece bathroom, comprising a bathtub with overhead shower, W.C., and wash hand basin, caters to the needs of this level. Additionally, a box room provides access to the top floor.

The master bedroom, located on the second floor, offers spacious dimensions, in-built storage solutions, and the convenience of an en-suite shower room. The property's rear garden is beautifully maintained, featuring a fully enclosed lawn and a sociable decking area, ideal for both children and pets. Safe off-street parking is available to both residents and visitors at the front of the property.

To the rear of the property is the beautifully maintained garden, fully enclosed and predominately laid to lawn yet benefits from a sociable decking area; perfect for children and pets alike.

Safe, off-street parking can be found to the front of the property for both residents and visitors.

Built to be energy efficient, the property benefits from solar panels and an energy efficient boiler and dual heating system.

Living in Paisley offers a unique blend of historical charm and modern convenience. This vibrant town, situated just a short drive from Glasgow, provides excellent transport links that make it easy to explore both locally and beyond. With a well-connected train station, residents can quickly reach Glasgow city center in under 15 minutes, making commuting a breeze. Paisley is also well-served by buses, ensuring easy access to surrounding areas. With a mix of parks, shops, and dining options, living in Paisley offers a delightful balance of urban amenities and small-town charm.

Viewing is 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.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

[www.thepropertyboom.com](http://www.thepropertyboom.com)  
70 West Regent Street, Glasgow, G2 2QZ  
Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)