



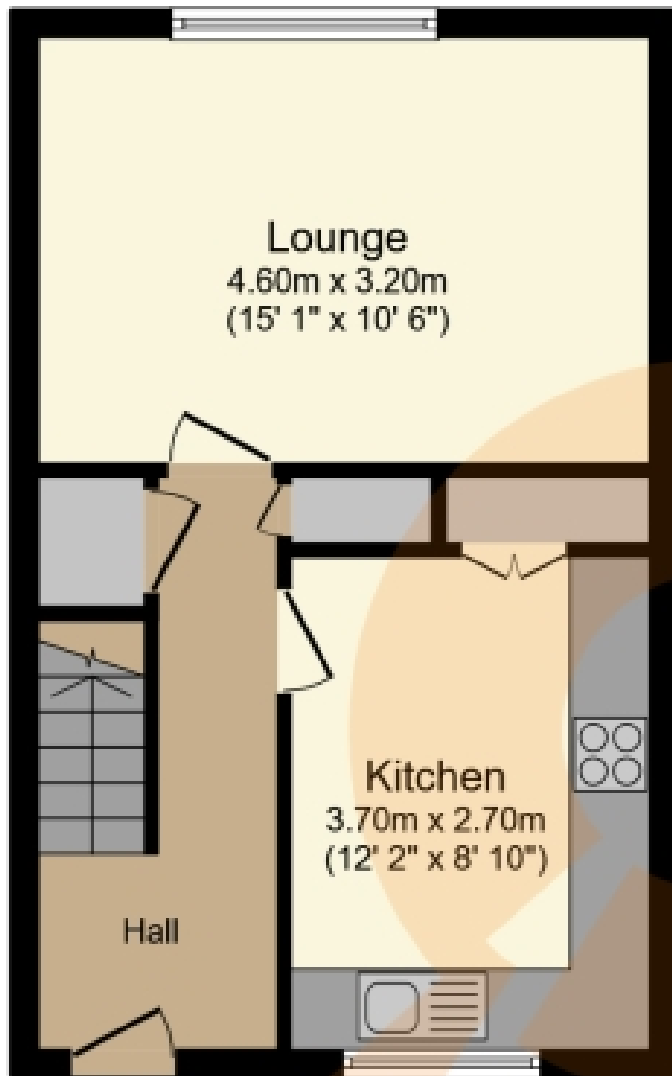
**17B Russell Street, Paisley**

**Offers Over £70,000**



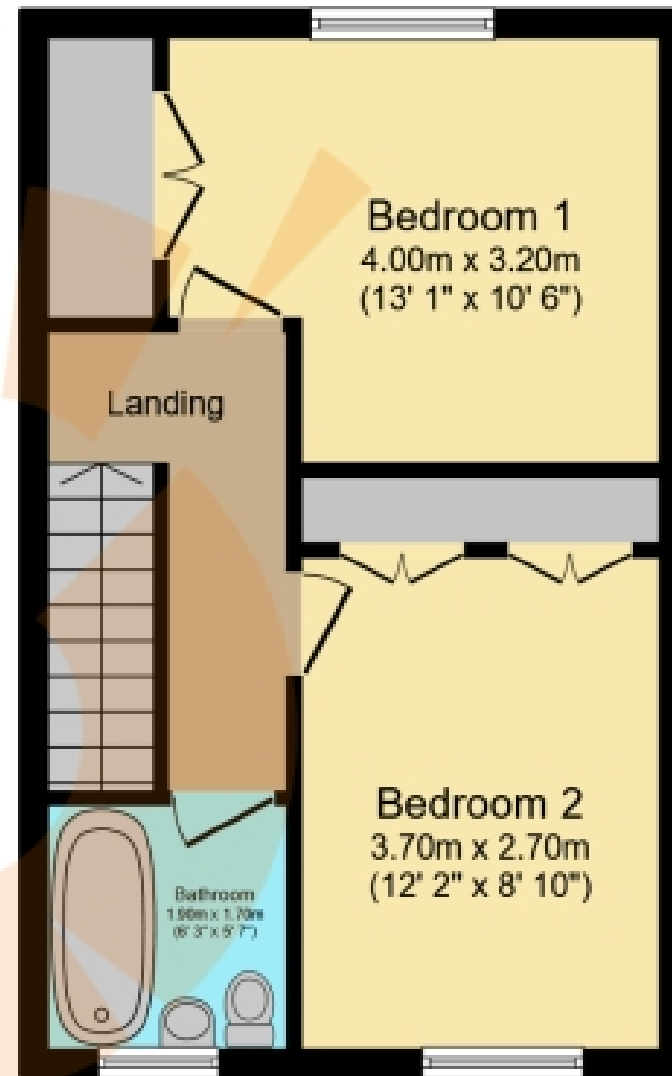






## Ground Floor

Floor area 35.0 m<sup>2</sup> (376 sq.ft.)



## First Floor

Floor area 35.0 m<sup>2</sup> (376 sq.ft.)

**TOTAL: 69.9 m<sup>2</sup> (753 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

**\*\*FULLY RENOVATED MAISONETTE IN WALK-IN CONDITION \* BRAND NEW KITCHEN & BATHROOM \* FRESH DÉCOR \* FULLY REWIRED & NEW ELECTRIC HEATING \* NO ONWARD CHAIN \* Please contact your personal estate agent, The Property Boom for much more information and a copy of the home report.**  
Situating within the ever-popular Paisley locale, No.17B Russell Street presents a fully renovated maisonette making for the perfect opportunity for investors or those who are seeking a fantastically affordable first-time buy in true walk-in and start living condition.

The property is located on the first floor, split over two levels internally. You're invited through a bright and welcoming reception hallway which sets the tone for the property within. A superbly spacious family lounge is freshly decorated with neutral walls and wood effect flooring that runs seamlessly throughout the lower level of the property for a bright and airy space.

The contemporary kitchen offers an array of white gloss wall and base mounted units paired with oak effect worktops for a stylish and efficient workspace. An integrated oven, 4 ring gas hob and extractor hood will all be included within the sale alongside a washing machine and plentiful space for freestanding appliances where desired. An adjoining utility space is ideal for a variety of uses whether as a laundry room or pantry.

Into the upper level are two generous double bedrooms, both with quality fitted carpets and fresh neutral décor, presenting in true walk-in living condition. Both bedrooms also feature excellent in-built storage solutions. Completing the property internally is a modern three-piece bathroom comprising of bath with electric shower overhead, w.c. and wash hand basin, contained within a stylish vanity storage unit.

The property is located close by to Paisley Town centre and the University. There are fabulous local amenities, supermarkets and shops all on the doorstep alongside public transport links to both Paisley Gilmour Street and Canal Street Station. 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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