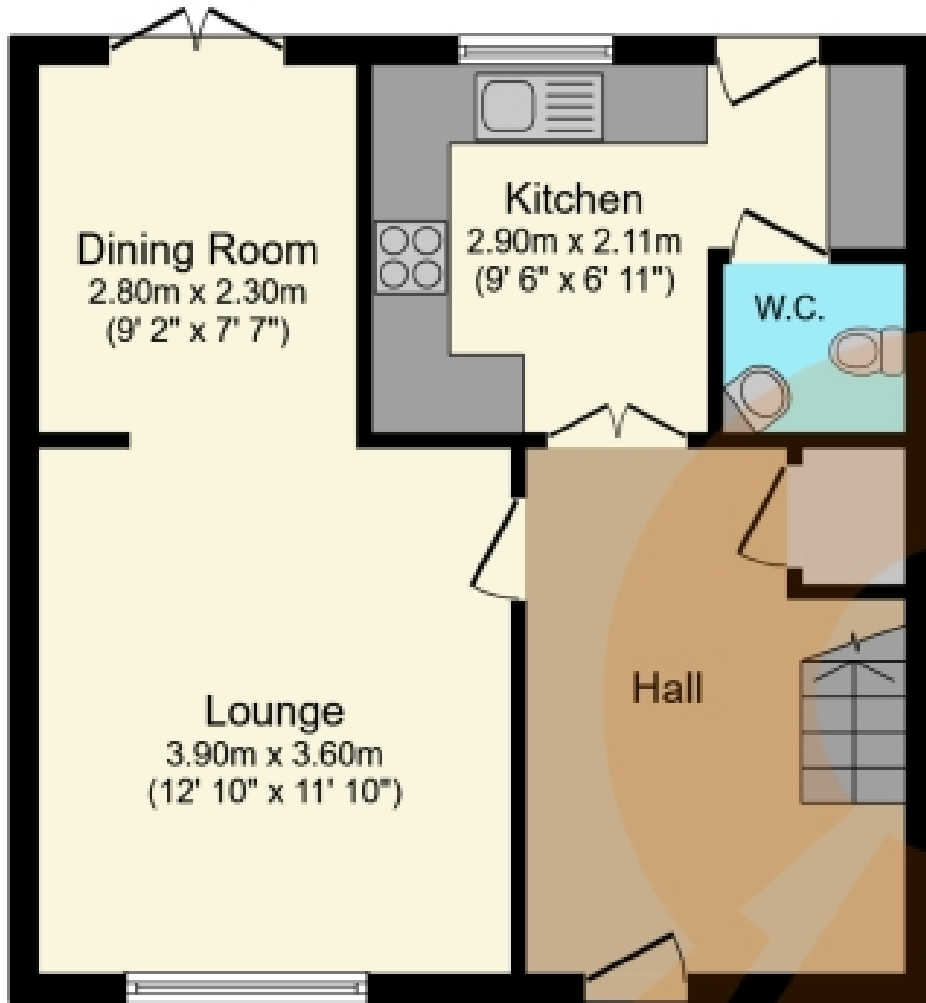




17 Kilwynet Way, Paisley

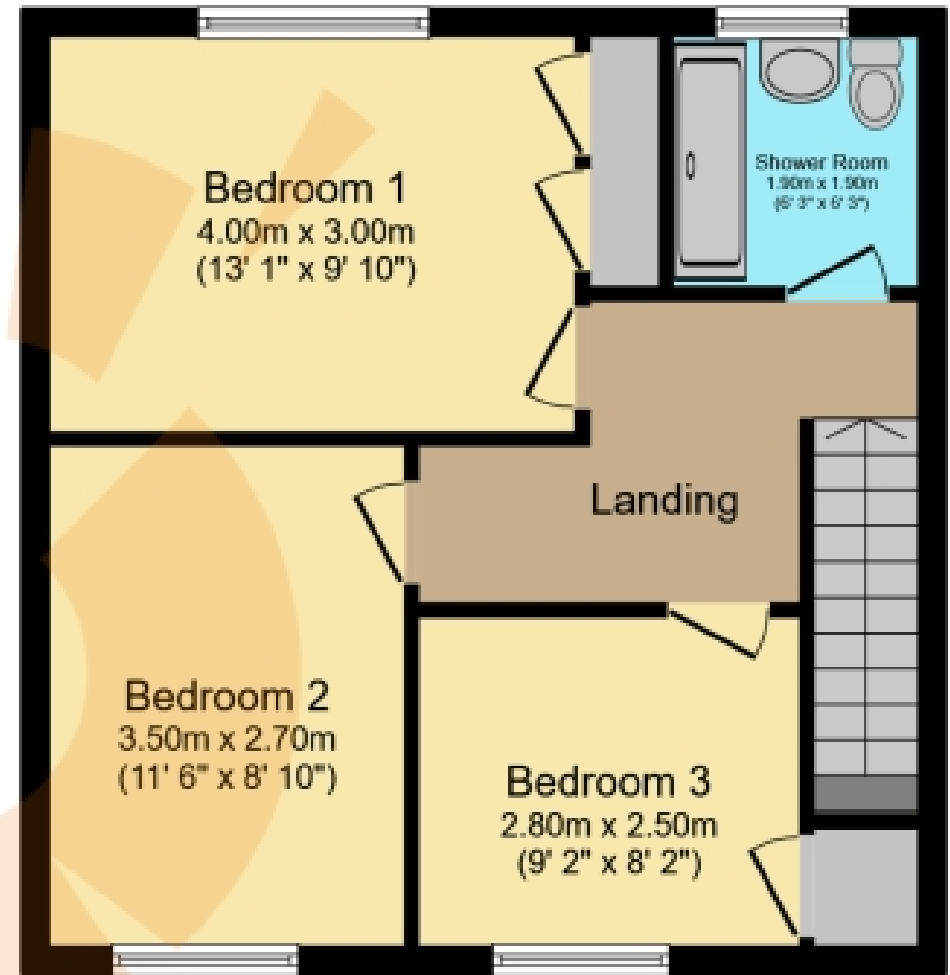
Offers Over £125,000





Ground Floor

Floor area 45.5 m² (490 sq.ft.)



First Floor

Floor area 61.5 m² (662 sq.ft.)

TOTAL: 107.1 m² (1,152 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

THE PROPERTY

**** POPULAR LOCALE ** THREE GENEROUSLY PROPORTIONED BEDROOMS ** NEWLY FITTED CARPETS ** OPEN-PLAN DINING ROOM WITH PATIO DOORS ** CONVENIENT DOWNSTAIRS W.C. **** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Welcome to No. 17 Kilwynet Way and this spacious end-terraced home set within the popular Gallowhill area of Paisley, which is sure to appeal to a wide range of purchasers to include first-time buyers and investors alike.

Upon arrival, you'll find a large section of lawn with paved walkway leading to the front door. Access is via the spacious entrance hallway with wood-effect flooring and a large storage cupboard, keeping home essentials neatly tucked away.

The lounge area boasts a large, double-glazed window formation, filling the room with natural light. Our clients have also fitted brand new carpets, creating a warm cosy feel. Open plan to the lounge is a separate dining area, offering the perfect spot to enjoy mealtimes. Sliding patio doors offer direct access to the rear garden which is predominantly laid to lawn for minimal upkeep.

The kitchen features a host of wall and base mounted wood-effect cabinetry, paired with contrasting granite-effect countertops, and there is ample space for free-standing appliances where desired. The kitchen also provides access to the useful downstairs W.C.

The first floor houses three generously proportioned bedrooms, with Bedrooms One and Three featuring in-built storage solutions. Completing the interior is the three-piece shower room, comprising of a walk-in shower cubicle, w.c. and wash-hand-basin contained within a stylish hi-gloss vanity unit.

The property further benefits from gas central heating and double glazing throughout, providing each room with a delightful warmth year-round.

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 Centre 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.

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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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