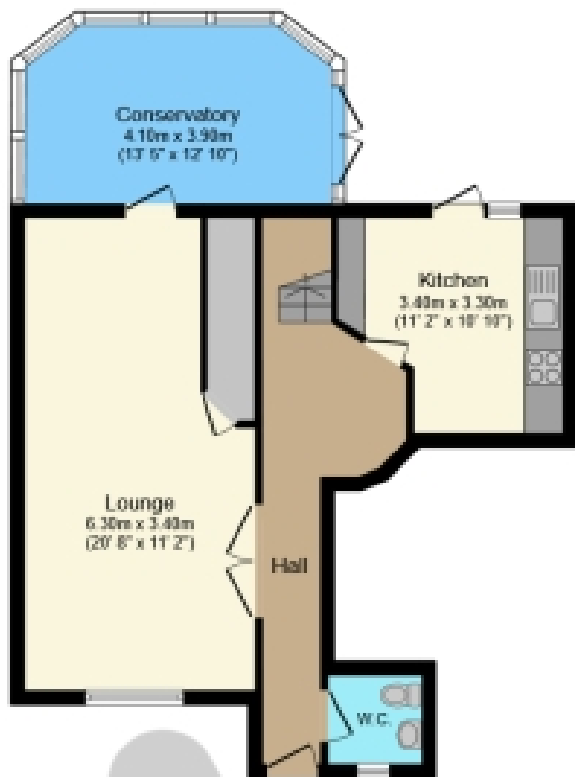




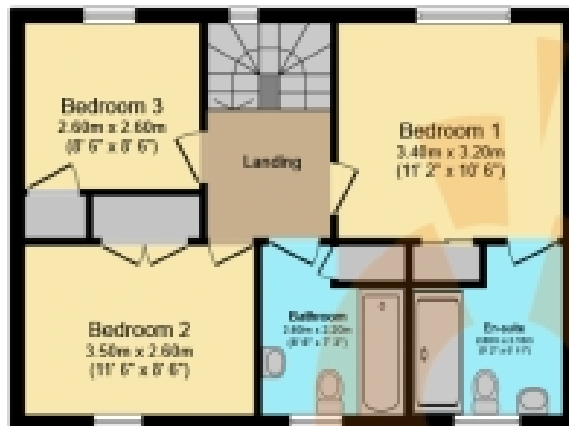
**3 Arkwrights Way, Paisley**

**Offers Over £295,000**

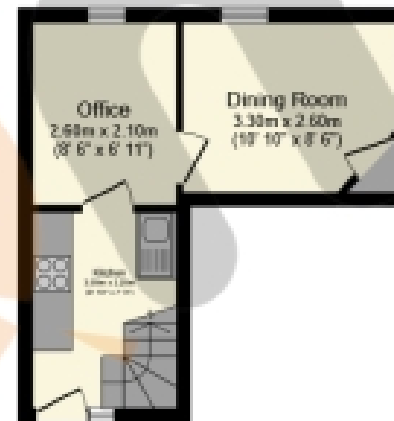




Ground Floor  
Floor area 62.1 m<sup>2</sup> (668 sq.ft.)



First Floor  
Floor area 49.5 m<sup>2</sup> (532 sq.ft.)



Annex Ground Floor  
Floor area 21.8 m<sup>2</sup>  
(235 sq.ft.)



Annex First Floor  
Floor area  
13.5 m<sup>2</sup>  
(145 sq.ft.)

**TOTAL: 146.9 m<sup>2</sup> (1,581 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

Welcome to No.3 Arkwrights Way, a fantastic family home with annexe offering flexible accommodation. Located in a sought-after area of Paisley, the property boasts a sizeable rear garden as well as plenty of internal space.

To the front of the property sits a well-maintained garden which is mainly laid to lawn, as well as an extensive multicar driveway. Step into this fantastic family home with quality wooden flooring that leads to the lounge. The family lounge boasts impressive dimensions and stylish décor. The focal point fireplace creates a relaxing ambience especially over the winter months. The addition of a large cupboard provides the necessary storage for a family home. The lounge provides further access to the large sunroom which sits to the rear of the property. The sunroom boasts excellent dimensions and provides plenty of flexible space for your family.

Across from the lounge sits the kitchen which is kitted with a range of floor and wall cabinetry providing plenty of kitchen storage. The cabinets are paired with dark granite effect worktops for a stylish and efficient workspace. Integrated appliances include the four-ring electric hob and extractor and oven, with space for a free-standing fridge freezer. Patio doors in the kitchen provide access to the rear garden. The downstairs w.c is stylish in its simplicity.

The staircase leads to the upper level of the home which hosts three generously proportioned double bedrooms. Bedroom One benefits from built in storage solutions and a luxurious en-suite. The en-suite is tiled in neutral grey tones and includes a bathtub with overhead shower, w.c and wash hand basin with vanity storage.

Both bedrooms Two and Three boast built in storage too and excellent dimensions. Completing the upper level of the home is the family bathroom, which features bathtub, w.c and wash hand basin. A spacious cupboard provides extra storage in the bathroom.

The annexe attached to the home provides flexibility as a completely separate unit or part of the family home. It can be accessed via the dining room off the main entrance hallway or by its own door at the rear of the annexe kitchen. The lounge is currently being utilised as an office and provides plenty of room to relax and unwind. The kitchen holds a host of wood effect base and wall cabinetry with matching neutral countertops. There is also an integrated four ring electric hob and oven, as well as under counter space for a fridge/freezer and washer dryer, an external door provides access to the rear garden. The upper level of the annexe holds a double bedroom as well as a pristine en-suite shower room.

Externally, the rear garden is mainly laid to lawn and fully enclosed, creating a safe environment for children and pets alike. The monobloc patio provides plenty of space for outdoor dining or enjoying the sun with the family. A wooden shed provides outdoor storage.

Paisley, is well-served by frequent rail services to Glasgow, making commuting quick and convenient. It also has easy access to the M8 motorway for travel further afield. Paisley is home to a range of amenities, including the large Piazza and Canal Street shopping centres, a variety of restaurants, cafes, and local businesses. The town also boasts several parks and cultural attractions, such as the Paisley Abbey and the Museum & Art Gallery. With good schools and a growing sense of regeneration, Paisley is an increasingly popular choice for those seeking a lively but affordable base close to Scotland's largest city.

Viewing 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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