



**0/1, 38 Broomlands Street, Paisley, Renfrewshire, PA1 2NR**

Light & Well-Proportioned, Three-Bedroom, Ground-Floor Flat

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# Property Description

Light and well-proportioned, three-bedroom, ground-floor flat, set within a traditional stone-built tenement. Located in the residential town of Paisley, west of Glasgow city centre.

Comprises an entrance hallway, an open plan living/dining room and kitchen, three bedrooms and a bathroom.

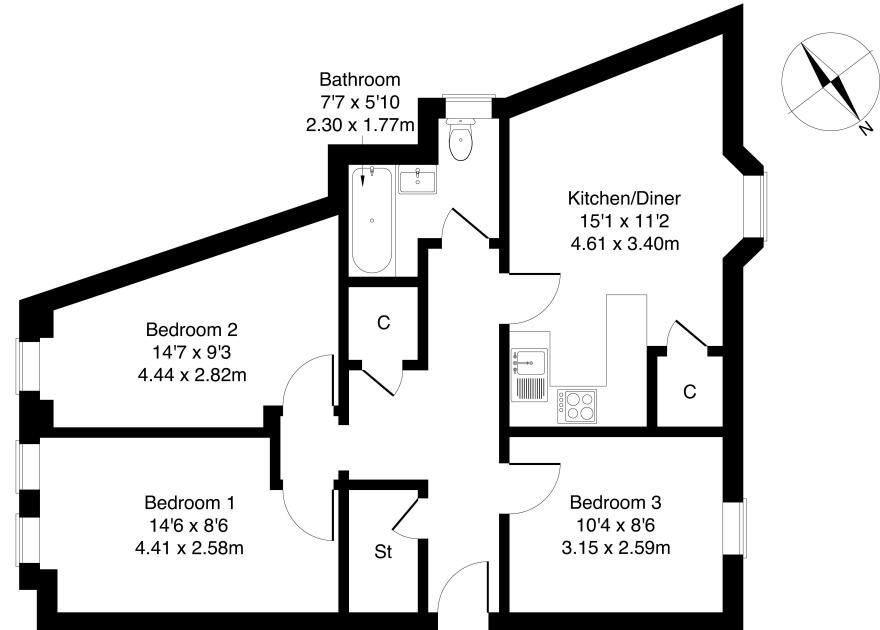
Features include light, neutral decor, modern laminate flooring, a stylish bathroom suite, and good storage provision.

In addition, there is gas central heating, double glazing, and a shared garden to the rear, with on-street parking to the front and surrounding areas.

A spacious entrance hall affords access throughout the property, including two superb storage cupboards. Set to the front, an open-plan living room/kitchen features wood-effect flooring, light decor, a built-in cupboard, and ample space for dining. Fitted units include stone-effect worktops, a splashback surround, a stainless steel sink with a drainer, and an integrated electric hob and oven, with space for freestanding furniture.

Three bedrooms are set to each aspect, similarly finished with light decor and wood effect flooring, with plenty of space for freestanding furniture. Completing the accommodation is a good-sized bathroom with a modern three-piece suite, a shower over the bath, and tiled splash walls.

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Approximate Gross Internal Area: (700 sq ft - 65 sq m.)

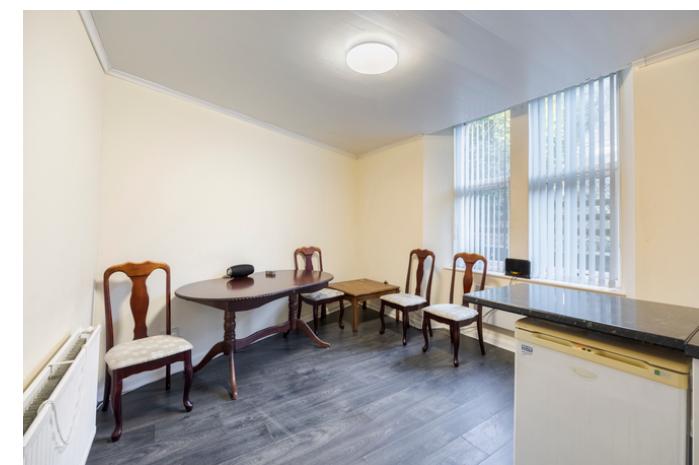


**Legal Disclaimer :** Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

## Area Description

Located to the west of Glasgow city centre, Paisley is a historic former weaving town offering a wealth of shopping and retail options, including Braehead Shopping Centre and a variety of local supermarkets. The area provides excellent leisure amenities, such as the Lagoon Leisure Centre, Paisley Museum and Art Gallery, and numerous parks and sports clubs, with the extensive Gleniffer Braes Country Park nearby for outdoor recreation. Education is well catered for at all

levels, from nurseries and primary and secondary schools to the Paisley campus of the University of the West of Scotland. Paisley is ideal for commuters, with the M8 motorway and other road networks providing easy access to Glasgow city centre and central Scotland, supported by frequent bus services and three local railway stations. Glasgow International Airport is also conveniently close, making Paisley a well-connected and attractive place to live.





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