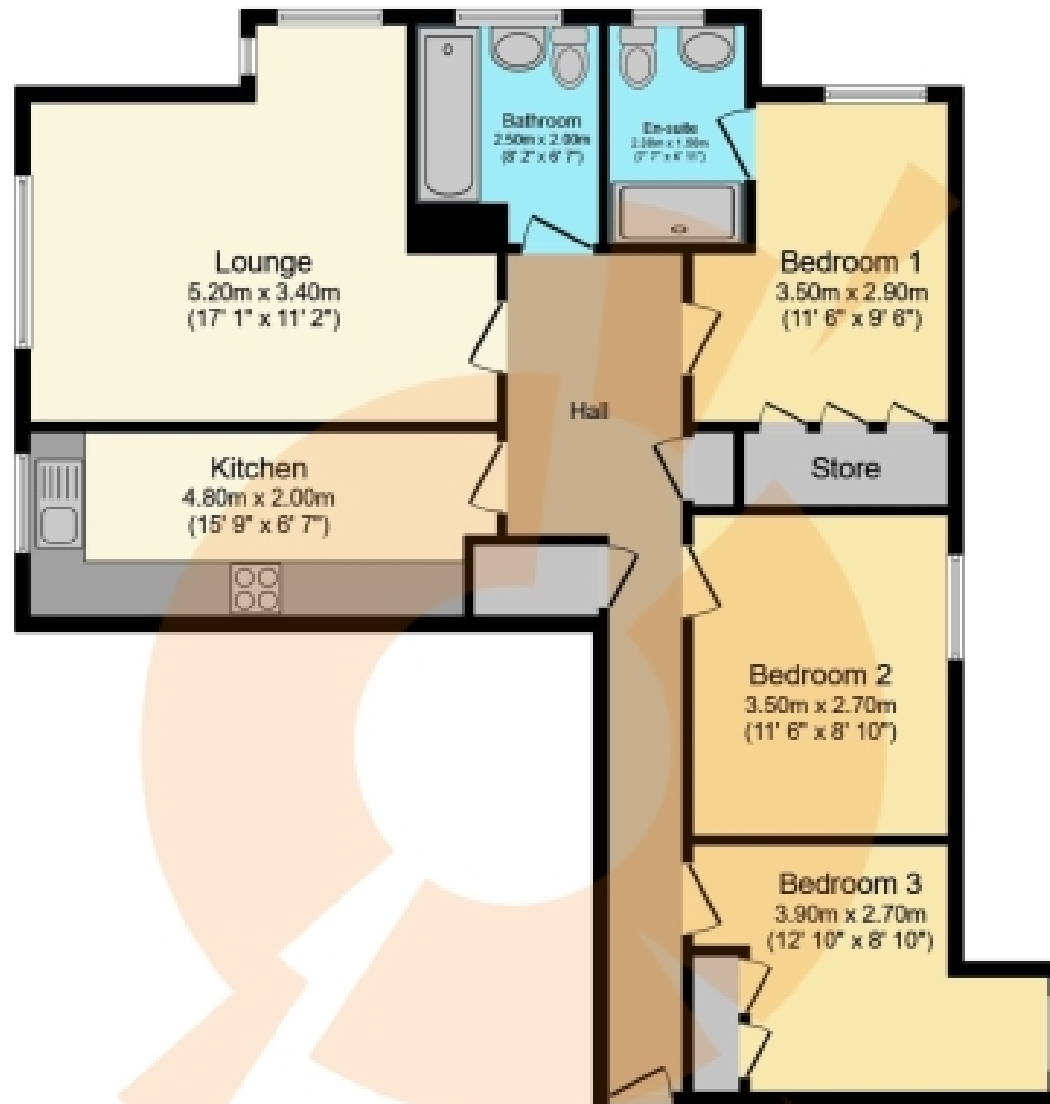




**42 Victoria Gardens, Paisley**

**Offers Over £170,000**





## Floor Plan

Floor area 81.6 m<sup>2</sup> (879 sq.ft.)

**TOTAL: 81.6 m<sup>2</sup> (879 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

STUNNING GARDEN FLAT \* FLEXIBLE ACCOMMODATION \* HIGH-SPECIFICATION BREAKFASTING KITCHEN \* ULTRA-MODERN FAMILY BATHROOM & EN-SUITE SHOWER ROOM \* BEAUTIFULLY LANDSCAPED COMMUNAL GARDENS \* DESIGNATED PARKING & AMPLE VISITORS SPACES \* Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 42 Victoria Gardens and this charming 3-bedroom garden flat, offering an abundance of space and flexible accommodation on one level.

To the front there is a private residents car park which includes an assigned parking space as well as ample visitors parking. A covered entrance vestibule with security entry system leads you in the first instance to the well-maintained communal hallway.

Upon entering the access door to the welcoming hallway, you will be instantly impressed by the great scale and volume this three-bedroom apartment has to offer.

The spacious dual-aspect lounge has been elegantly decorated with neutral tones and quality timber flooring. The recently installed kitchen is ultra-modern in style, featuring a host of wall and base mounted cabinetry. Integrated appliances include a 4-ring electric hob, electric oven/grill, extractor hood, fridge/freezer and dishwasher which will all be included in the sale. The kitchen further benefits from an on-trend breakfast bar, offering the perfect spot to enjoy your morning coffee.

Within the home, you will find three generously proportioned bedrooms, with Bedrooms One and Three featuring excellent storage options thanks to the in-built mirrored wardrobes. Bedroom One also boasts a pristine en-suite shower room, comprising of a walk-in shower cubicle, w.c. and wash-hand basin.

Bedroom two would also lend itself to be used as a Dining Room or Home Office.

The luxurious family bathroom completes the internal accommodation and has just recently been installed. This space is a peaceful sanctuary, comprising of a shower-over-bath with glass screen, w.c. and wash-hand basin which has been contained within a stylish hi-gloss vanity unit. Contemporary fixtures and fittings can be found throughout, including the chrome heated towel rail.

Our clients have recently installed an upgraded electric heating system, which is designed with the environment in mind and provides a delightful warmth throughout.

The extensive and beautifully landscaped gardens offer the perfect spot for soaking up the sun during the summer months and make for a lovely view. Bordering the landscaped grounds is a mixture of decorative planting mature trees and shrubbery.

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.

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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.

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