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Paisley, Renfrewshire
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more information:

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Property Summary

An exciting opportunity has arisen to purchase this wonderfully unique three/four-bedroom detached villa in Paisley, built by the current owners' father around 1970 and now on the market for the first time. Covering 1,537 square feet, this exclusive home offers spacious and flexible accommodation that could be configured in a number of ways to suit the new owner's needs. It also has fantastic potential for future development, with ample grounds to add additional accommodation to the side, or a garden room or similar to the front (subject to planning permission). Furthermore, the one-of-a-kind property boasts a charming individual architectural design, complete with an eye-catching feature turret. It also has beautiful, established (partly) walled gardens and a private driveway.



Features

- Exclusive detached villa in Paisley with a unique feature turret
- Built around 1970 and on the market for the first time
- Generous accommodation over 1,537 square feet
- Fantastic potential for future development (STPP)
- Entrance vestibule and hall with storage and WC
- First-floor, dual-aspect living room with adjoining study
- Open-plan kitchen and dining area with separate utility room
- Sitting Room/Bedroom three
- Three further well-proportioned bedrooms
- Four-piece family bathroom
- Beautiful, established (partly) walled gardens
- Useful cellar
- Private multi-car driveway
- Gas central heating and double glazing

Open-plan kitchen

A short flight of external steps leads to the property's front door, where you are welcomed inside by an entrance vestibule affording access to a hallway with a useful WC and built-in storage. To the left of the hall lies an open-plan kitchen and dining room – perfect for family meals and entertaining with guests. The kitchen is fitted with wall and base cabinets, workspace, and splashback tiling, with integrated appliances comprising two ovens and a hob, whilst provision is made for freestanding goods. A utility cupboard off the hall supplements the kitchen, offering a discrete space for laundry appliances. Also situated on the ground floor is a versatile family room, ideal as a second reception area or alternatively, as a fourth bedroom, as well as a further double bedroom with built-in storage.





Study



Sitting Room /Bedroom 3



On the first floor, you will find a living room with an adjoining study space, the remaining two bedrooms, and a bathroom. The living room enjoys dual-aspect glazing which frames lovely garden views and fills the room with natural light throughout the day, whilst the adjoining study could be an ideal home office space or a children's play room.





Three/Four well proportioned bedrooms

The bedrooms both offer plenty of space for freestanding furniture and one is accompanied by a built-in wardrobe, which offers the potential to create an en-suite (STPP) from the large cupboard off the landing. A loft, accessed from the first-floor landing, offers potential for development (STPP). Finally, the family bathroom comprises a bathtub, a separate shower enclosure, and a WC-suite. The home is kept warm by a gas central heating system and benefits from double-glazed windows.



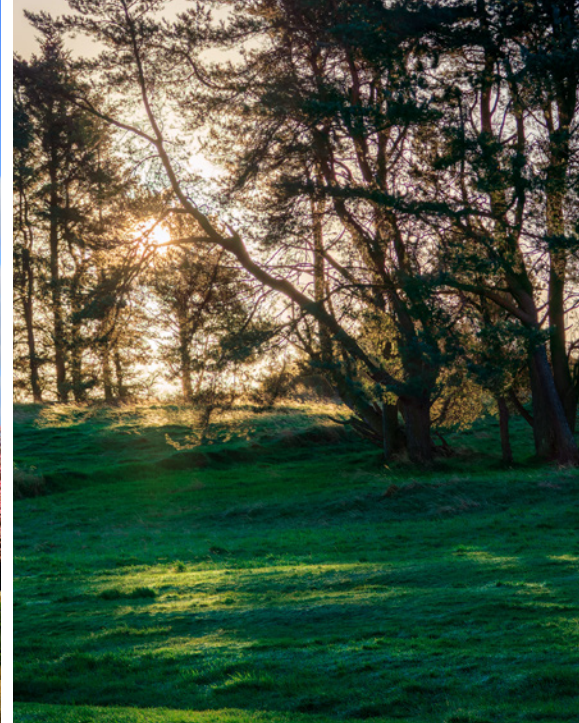




Beautiful, established walled gardens & a private multi-car driveway

Externally, the home is complemented by tranquil, private (partly) walled gardens, beautifully planted with a wealth of colourful flowers, established trees, and shrubbery, offering relaxing outdoor space which is sure to appeal to keen gardeners. Off-street parking is provided by a multi-car driveway which gives access to a cellar (extending to half of the property).





Paisley

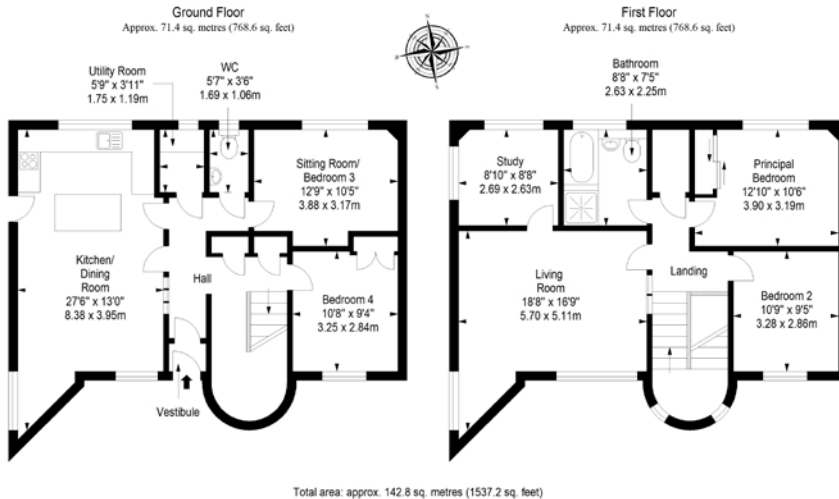
Paisley is a busy, vibrant town situated on the banks of the River Cart in Renfrewshire bordering Glasgow to the east and often dubbed as “Scotland’s largest town” as it is the fifth largest settlement in the country. The area is surrounded by rolling countryside yet just a short drive or train ride away from Glasgow City Centre, truly enjoying the best of both worlds. Paisley boasts wide-ranging shopping facilities, including a number of shopping centres, well-known High Street stores, independent stores, and several major supermarkets, as well as other services including hairdressers, beauty salons, restaurants, bars, and a cinema. Leisure facilities abound in the town with a number of gyms to suit all interests and fitness abilities, and a leisure centre with a gym, swimming pool, sports halls, studios, and a café, as well as a vast range of interest/hobby groups for all ages, ensuring the whole family is catered for. Paisley is also home to SPL team St Mirren’s home ground, St Mirren Park. The town enjoys education facilities from nursery to university level, with the immediate area falling under the catchment area of West Primary School, St Mary’s Primary School, Castlehead High School, and St Andrew’s Academy. The town is also home to the RAH Hospital and the University of the West of Scotland Paisley campus, both short strolls from the property. Paisley is exceptionally well connected to the immediate surrounding areas and further afield, with a number of train stations, excellent bus services, and major road links. Glasgow Airport is also located in the town, making domestic and international travel convenient.





A short walk from the property

Floorplan



Price & Viewings

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EPC Rating - D | Council tax band - G | Home report Value - £300,000

Please note: Some of the rooms have been virtually staged from actual photographs of the rooms.

These particulars do not constitute part of an offer or contract. All statements contained herein whilst believed to be correct are in no way guaranteed. Intending purchasers should satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.