



## 45 GLENVILLA CIRCLE, PAISLEY. PA2 8TS.

CASTLEHEAD PROPERTIES ARE DELIGHTED TO BRING TO THE MARKET THIS STUNNING 4 BEDROOM 'MIAMI' DETACHED VILLA WHICH IS SITUATED ON THE SOUGHT AFTER GLENVILLA CIRCLE DEVELOPMENT IN PAISLEY'S SOUTH SIDE. THIS STUNNING FAMILY HOME IS NOT ONLY CLOSE TO PRIMARY AND SECONDARY SCHOOLS AS WELL AS GOOD TRANSPORT LINKS AND LOCAL SHOPS BUT IS JUST A SHORT WALK FROM THE GLENNIFER BRAES AND COUNTRY PARK, WITH NATURE WALKS AND BREATHTAKING VIEWS OVER PAISLEY AND GREATER GLASGOW. THIS LOVELY FAMILY HOME IS IN IMPECCABLE ORDER THROUGHOUT AND OFFERS THE PERFECT BLEND OF MODERN COMFORT COMPRISING OF WELCOMING LOUNGE AND EXTREMELY HIGH SPEC KITCHEN WITH GLOSS WHITE AND CONTRASTING DARK GREY UNITS; INTEGRATED APPLIANCES; BREAKFASTING AREA; AMPLE SPACE FOR DINING TABLE AND CHAIRS AND A FURTHER SEATING AREA. BI-FOLDING DOORS OPEN OUT TO GREAT SIZED SOUTH FACING GARDEN WITH KIDS PLAY AREA; OUTDOOR SEATING; AND ELEVATED DECKING AREA. THE STAIRCASE TO UPPER LANDING FEATURES A GLAZED OAK TIMBER FRAME BANISTER TO MASTER BEDROOM WHICH HAS BUILT-IN STORAGE WITH FOLDING DOORS; WINDOW RECESS STUDY AREA WITH AN IMPRESSIVE EN-SUITE WITH MODERN SMOKED GLASS SHOWER SCREEN; 2 PIECE SUITE; ATTRACTIVE WALL AND FLOOR TILING. THE SECOND BEDROOM ALSO HAS BUILT-IN STORAGE AND EN-SUITE SHOWER ROOM, TWO FURTHER WELL PRESENTED BEDROOMS FACE OVER THE REAR OF THE PROPERTY, FEATURES INCLUDE A PRIVATE DRIVEWAY FOR TWO VEHICLES, LANDSCAPED REAR GARDEN, AND STYLISH MODERN INTERIORS. THIS PROPERTY COMBINES STYLISH LIVING WITH A PRIME LOCATION. EARLY VIEWING ESSENTIAL.



- STUNNING 4 BEDROOM 'MIAMI' DETACHED VILLA
- IMPECCABLE ORDER THROUGHOUT
- SINGLE GARAGE AND DRIVEWAY PARKING
- SOUTH FACING GARDEN, PATIO AND OUTDOOR SEATING AREA
- PEACEFUL RESIDENTIAL AREA
- HIGH SPEC MODERN FITTED KITCHEN

**OFFERS OVER £360,000**

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ENTRANCE HALL 19' 3" x 6' 7" (5.86M x 2.0M)

LOUNGE 23' 8" x 13' 0" (7.22M x 3.97M)

DINING KITCHEN 29' 7" x 15' 0" (9.01M x 4.58M)

W.C. 5' 11" x 2' 7" (1.8M x 0.8M)

UPPER HALL

MASTER BEDROOM 21' 7" x 13' 2" (6.59M x 4.02M)

MASTER EN-SUITE 9' 5" x 8' 10" (2.86M x 2.68M)

BEDROOM 2 15' 11" x 9' 7" (4.86M x 2.91M)

EN-SUITE 7' 4" x 6' 2" (2.23M x 1.88M)

BEDROOM 3 14' 5" x 12' 2" (4.39M x 3.72M)

BEDROOM 4 9' 6" x 9' 0" (2.89M x 2.75M)

FAMILY BATHROOM 12' 3" x 8' 0" (3.73M x 2.45M)

REAR GARDEN



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used in such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to their operability or efficiency can be given.  
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