





McEwan Fraser Legal

Solicitors & Estate Agents

0141 404 5474

# 14 Victoria Road

PAISLEY, RENFREWSHIRE, PA2 9PT

















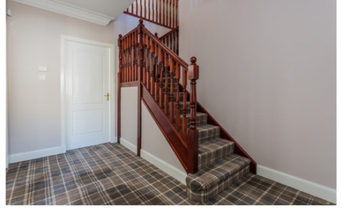

# PAISLEY

14 Victoria Road is positioned in a sought after area of Paisley. There is convenient access to the surrounding countryside areas and the Glennifer Braes Country Park is only a short walk away.

The property is also in the catchment for high-quality local schooling as evidenced in Education Scotland Inspection reports. There are local supermarkets close by as well easy access to a wider range of shops at Silverburn and Braehead shopping centres. Paisley is a University town with very good local facilities for sports, the arts, and entertainment.

It is also an ideal location for commuting to Glasgow city centre by bus, car or train from Canal Street Station and Gilmour Street Station. Glasgow Airport is only a short drive for destinations further afield.











# 14 VICTORIA ROAD

If you have ever leafed through a stylish design or property magazine, you will know that there are certain houses that capture the imagination. Having an eye for style and quality, the current owner has set the stage for number 14 Victoria Road.

This beautifully presented five-bedroom detached villa is a particularly picturesque example of contemporary living, you can't help but be utterly bewitched by this creation of what modern living in Scotland is all about.

The perfect marriage of modern splendour and quality fixtures and fittings throughout; all fall under the spell. With the accommodation over two levels, the property provides extensive accommodation. Stepping through the main entrance, the welcoming hallway that leads to the rest of the apartments on this level sets the tone for the rest of this beautiful property.

The formal lounge is pleasantly located to the rear and provides an outlook onto the rear garden. This room is flooded with natural light and the feature fire and surround gives off a real cosy feel. The breakfasting kitchen/family zone has been professionally fitted to include a quality range of floor and wall mounted units with a striking work surface and complimented with a host of integrated appliances making this the ideal zone for an aspiring chef. The breakfast bar will be popular when mom's breakfast is on the go. A useful utility room is positioned next to the kitchen.

Another impressive room is the formal dining room and is often used for hosting dinner parties, giving you the chance to impress your guests with your culinary skills, it's easy to imagine the fabulous evenings and good company the magnificent space has played host to. A useful WC completes the accommodation on this level.

The crisp and contemporary styling continues into the five bright and airy well-appointed bedrooms, all of which have a range of furniture configurations and space for additional free standing furniture if required. Two of the bedrooms are further complimented with en-suites. A contemporary four-piece family bathroom suite completes the impressive accommodation internally. This property is extremely versatile and certain areas can be transformed to meet each and every individual purchaser's needs and requirements.

The garden grounds to the front and rear have been well maintained and looked after. A driveway provides off road parking, thereafter a large garage. The rear garden is a real suntrap and will be popular with all members of the family, especially in summer months. Generous grounds synonymous with the luxury inside complete this tranquil country home. Double glazing and gas central heating are provided throughout to create a warm, yet cost-effective way of living all year round.





















"... A PARTICULARLY PICTURESQUE EXAMPLE OF CONTEMPORARY LIVING ..."







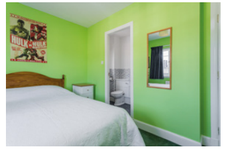




























# SPECIFICATIONS







Approximate Dimensions (Taken from the widest point)

| | |
|---|---|
| Lounge | 5.90m (19'4") x 4.30m (14'1") |
| Kitchen/Diner | 7.50m (24'7") x 4.00m (13'1") |
| Utility | 3.80m (12'6") x 1.70m (5'7") |
| Dining Room | 3.90m (12'10") x 3.70m (12'2") |
| Master Bedroom | 5.30m (17'5") x 4.90m (16'1") |
| En-suite | 3.90m (12'10") x 2.10m (6'11") |
| Bedroom 2 | 4.10m (13'5") x 3.10m (10'2") |
| En-suite 2 | 2.50m (8'2") x 1.30m (4'3") |
| Bedroom 3 | 4.10m (13'5") x 3.00m (9'10") |
| Bedroom 4 | 3.80m (12'6") x 3.00m (9'10") |
| Bedroom 5 | 3.10m (10'2") x 3.00m (9'10") |
| Bathroom | 3.10m (10'2") x 2.50m (8'2") |
| WC | 1.60m (5'3") x 1.40m (4'7") |
| Garage | 5.60m (18'4") x 5.30m (17'5") |

Gross internal floor area ($m^2$): 208$m^2$ | EPC Rating: C

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds.

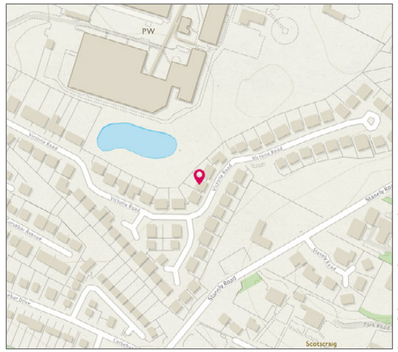



Image credit: https://www.ordnancesurvey.co.uk/os/map/








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Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk


**Part Exchange Available**


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Surveyor



Professional photography
**GARY CORKELL**
Photographer



Layout graphics and design
**ALLY CLARK**
Designer