



45 HILLMAN CRESCENT

PAISLEY

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c o r u m



4 | BEDROOMS 3 | BATHROOMS 1 | PUBLIC ROOM

A beautifully presented, cleverly reconfigured and extended four bedroom semi detached villa occupying landscaped gardens near the head of this highly convenient residential cul de sac.

Occupying an enviable position at the head of an established cul de sac, this unique four bedroom semi detached villa is presented to market in immaculate condition throughout. The property is situated in the east side of Paisley in close proximity to excellent shopping and leisure facilities at the Phoenix Retail Park as well as the A737 motorway for access to Glasgow City Centre and Glasgow International Airport. The property was built in 2009 by Barratt Homes and has since benefited from a garage conversion creating a fourth bedroom/further public room and a rear extension resulting in an impressive dining/kitchen area with bi folding doors and a log burning stove. The upstairs accommodation has also been reconfigured to create an impressive principal suite with dressing area and en-suite shower room. The property has been beautifully upgraded by the current owners who offer their home to the open market in true 'walk in' condition.

There is a broad Monoblock driveway at the front of the property allowing off road parking for three vehicles. The rear garden faces south west and has been landscaped to include an area of limestone paving, a raised area of manicured lawn bordered by well stocked display beds and a decking for alfresco dining.

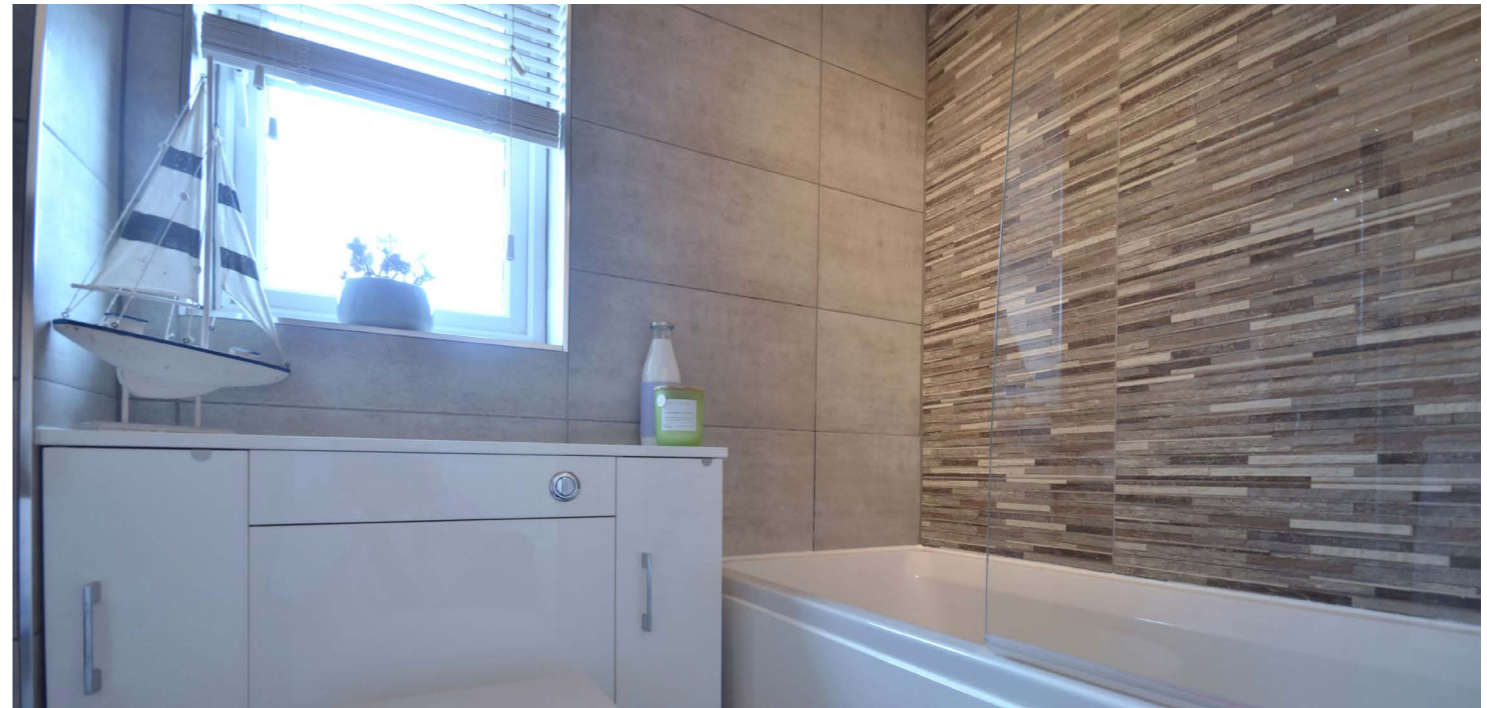
The internal accommodation has an entrance vestibule which in turn leads to the living room which is generous in size and features bespoke fitted storage under the stairs and double doors to the kitchen. A door leads from the lounge to the former garage which has been professionally converted to create a highly versatile room which is currently used as a home office/sitting room however could function as a further bedroom. The impressive kitchen has doubled in size due to the rear extension and features quality floor tiling throughout, an abundance of fitted storage units, ample worktop space, quality integral appliances and plenty of space for further appliances within the utility area. This space is excellent for entertaining and further benefits from a corner positioned log burning stove, bi folding doors leading to the rear garden and a downstairs WC.

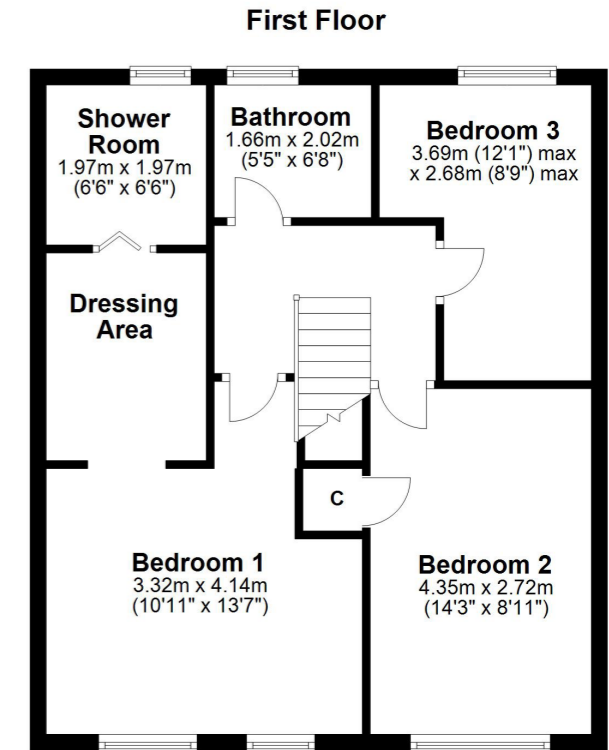
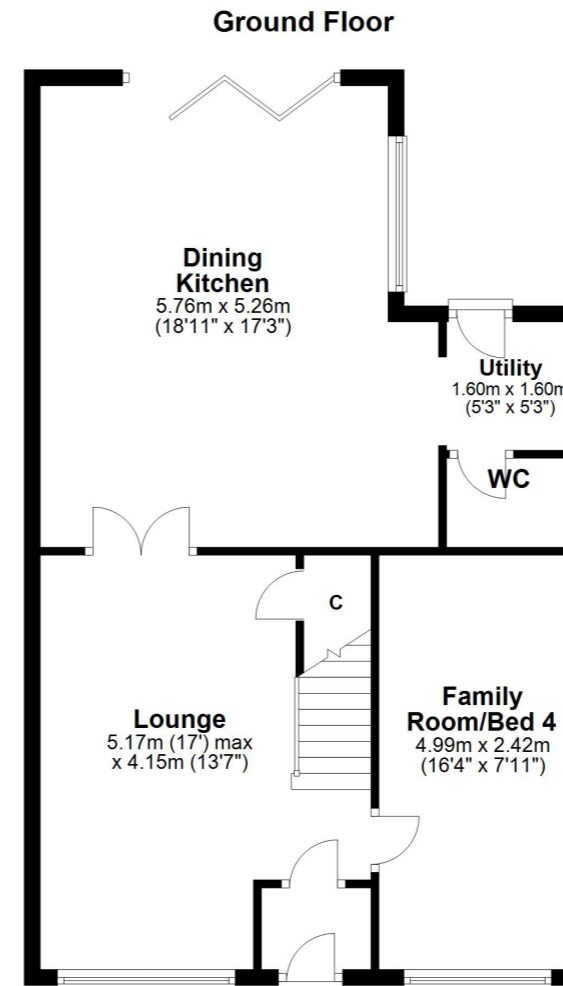
The upper level of the property three bedrooms and a family bathroom. The principal bedroom is generous in size and has a large walk in wardrobe with hanging rails/drawers either side and leads to a stunning tiled en-suite shower room. There are two further double bedrooms, one of which features a built in cupboard and the family bathroom comprising a three piece suite with mains shower over the bath and finished with contemporary tiling.

The specification of the property includes gas fired central heating, double glazing, external plug sockets in the rear garden and a floor loft accessed via a drop-down ladder.









The historic town of Paisley has an excellent range of shopping, sporting facilities, transport links and the impressive Paisley Abbey. Regular mainline railway services to Glasgow City centre and the Clyde coast. Connections to Glasgow International Airport and the M8 motorway. Paisley is home to the University of The West of Scotland and has established schooling in the local area including Wallace Primary, St Anthony's Primary, St Benedict's High and Castlehead High. Gleniffer Braes has a variety of walks, Paisley Golf Club and stunning views toward the Campsie Hills.

BW2105 | Sat Nav: 45 Hillman Crescent, Paisley PA3 3FD

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* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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