



94 VICTORIA ROAD
PAISLEY

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c o r u m



5 | BEDROOMS 4 | BATHROOMS 4 | PUBLIC ROOMS

A luxurious five bedroom detached villa occupying a very large corner plot within this highly sought after modern development in Paisley.

Commanding an enviable position at the head of this exclusive cul de sac development and accompanied by a large, easily maintained plot is this substantial detached villa, built by CALA in 2004 and has been maintained and upgraded by the current owners since. Victoria Road is a highly desirable modern development of similar style homes and occupies a private yet highly convenient pocket in the Paisleys South side in close proximity to the RAH Hospital and Brodie Park. The property boasts wonderfully spacious and highly flexible family accommodation over two levels with notable upgrades within the kitchen, two of the en suites and quality Karndean flooring on the ground floor. Externally the house is adorned with soffit lighting and benefits from the recent addition of an impressive and highly versatile garden room.

The property is set at the very head of the development which enhances the privacy and has resulted in a very large plot, primarily laid with monobloc for ease of maintenance. Within the garden is the large garden room which has three sets of bifolding doors opening onto a large area of composite decking, electric heating, a media wall and a jacuzzi making it a wonderful space for entertaining and relaxing. There is a broad monoblocked driveway to the front which leads to the detached double garage accessed by remote doors.

The property is accessed via an entrance vestibule which leads into the impressive reception hallway featuring a large storage cupboard, stairs to the upper level with a further storage cupboard beneath and access to the rooms on the ground floor. The lounge benefits from dual aspect windows, a gas fire at the focal point with ornate surround and double doors opening into the well-appointed dining room adjacent. There is a further public room, currently used as a sitting room/cinema room but would function well as a home office space too. One of the properties most impressive rooms is the kitchen which oozes quality across the high gloss fitted units, complemented by the worktops and central island which has a breakfasting bar and five burner gas hob. There is a host of quality integrated appliances, a generously sized dining area and access to a utility room where space for further free standing appliances is found. Completing the ground floor accommodation is a very handy WC/Cloakroom.

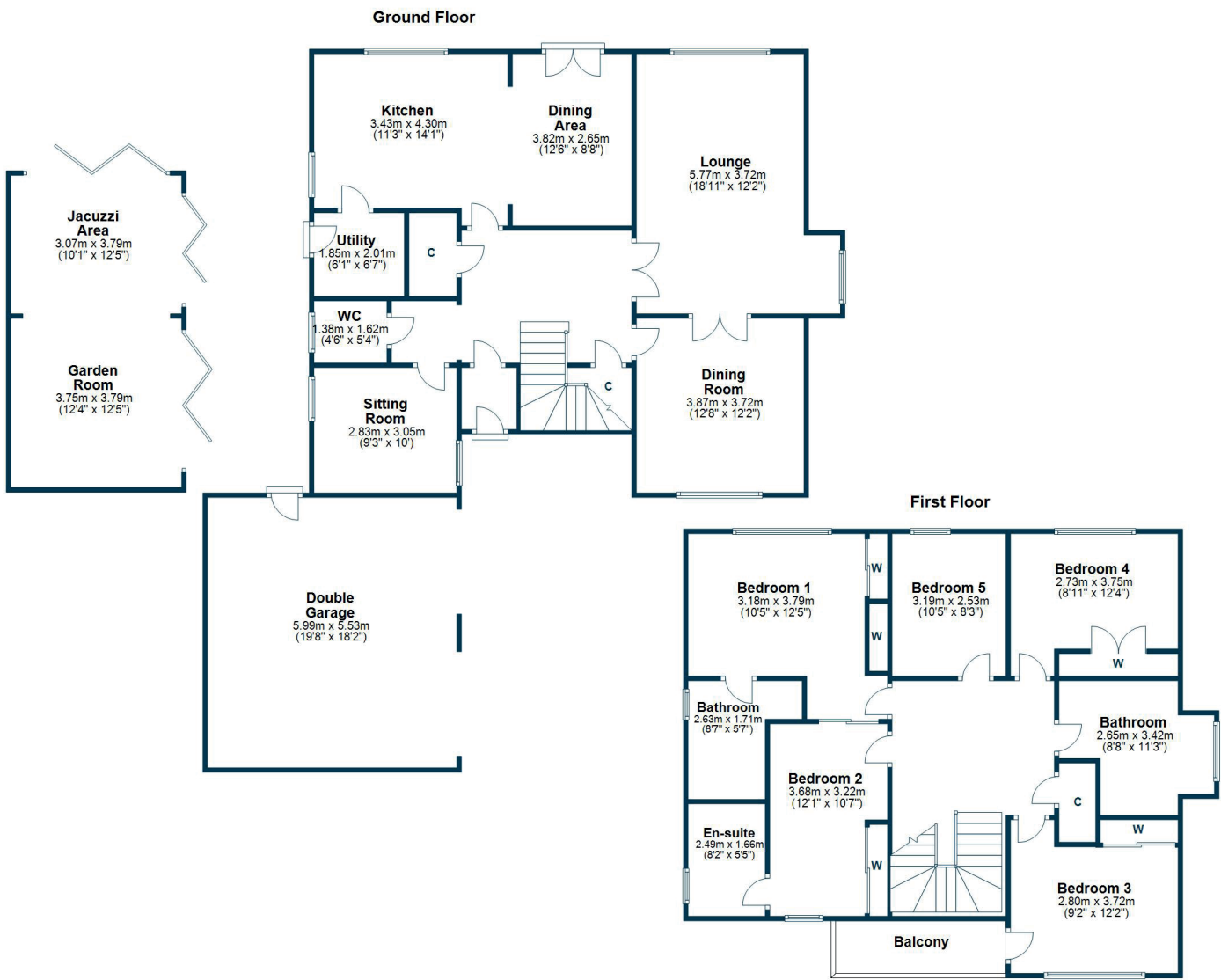
The upper level of the property has a broad landing with yet another storage cupboard and access to all five bedrooms. Four of the bedrooms benefit from built in/fitted wardrobe storage whilst two also have access to their own stunning en suite bathroom/shower room. Completing the accommodation is the family bathroom which, whilst original, is well looked after and has a fitted bath, separate shower cubicle, WC, and wash hand basin.

The specification of the property includes double glazing and gas fired central heating. Viewing is imperative to appreciate the size and location this home has to offer.









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. Gleniffer Braes has a variety of walks, Paisley Golf Club and stunning views toward the Campsie Hills.

BW2314 | Sat Nav: 94 Victoria Road, Paisley, PA2 9PT

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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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