



40A MAIN ROAD, CASTLEHEAD
PAISLEY

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4 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

An outstanding lower conversion boasting spacious and versatile accommodation in arguably the finest position within the conservation area of Castlehead.

40A Main Road is a remarkable lower conversion, boasting spacious and flexible accommodation on the ground floor level, accompanied by private gardens, and set within arguably the finest position within the revered Castlehead conservation area. The property, which commands the lower half of this handsome detached villa, is set at the very head of Main Road which enhances the privacy and tranquility; however, convenience is not compromised as a path leads from the rear garden directly on to Craw Road where a bus stop is. The property has been well maintained by the current owners who have upgraded various windows with modern UPVC, a modern gas fired boiler, and a kitchen whilst retaining a wealth of the stunning original period details. The property offers the lucky buyer a wonderful opportunity to further customise the property to suit their taste and create a truly exceptional home.

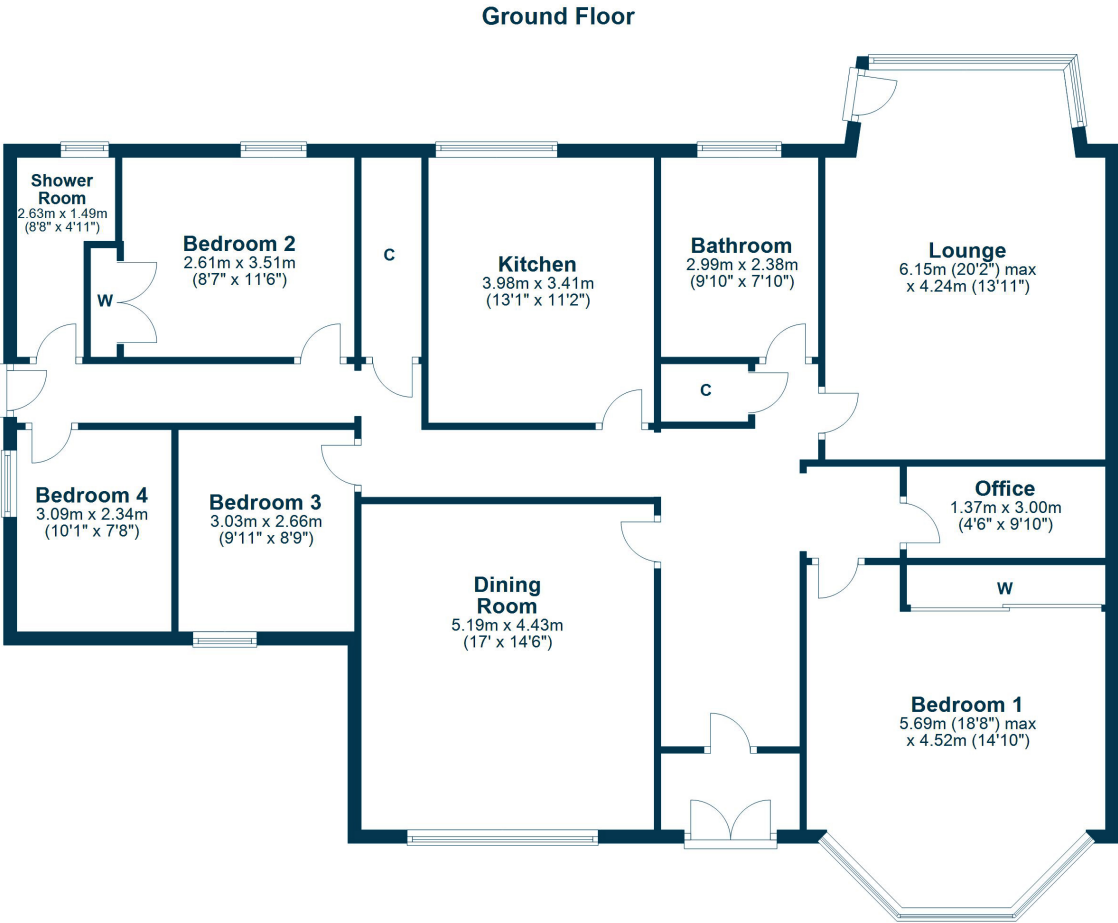
The property occupies a very large plot at the head of Main Road. There is a large gravel driveway which wraps around an island with bushes in the middle providing ample private parking and leading to the main door of the property as well as a garage attached to the gable end which is private to this property. The rear garden is impressive in size and has a large stone chip area used for outside dining/entertaining, there is a large lawn thereafter as well as a play area and greenhouse. A path leads from the garden to Craw Road and is secured by a locked gate.

The internal accommodation comprises an impressive reception hallway with stunning ceiling detail and a storage cupboard. To the front of the property is the dining room, the main bedroom complete with fitted, mirrored wardrobes and access to a home office/storage room. There is an impressive sitting room to the rear of the property which has a box window formation, framed by original timber work, and benefits from a door leading to the rear garden. The kitchen features a range of floor and base units, a central island with more storage and ample space for free standing appliances. There are three further bedrooms within the property, one of which benefits from built in storage. The family bathroom is generous in size with tiled floor and walls and comprises a fitted bath with shower above, WC, and wash hand basin. There is a shower room which has a corner positioned shower, WC, and wash hand basin. The property benefits from generous storage throughout including two large storage cupboards and a floored and lined loft room.









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.

BW2373 | Sat Nav: 40A Main Road, Castlehead, Paisley, PA2 6AW

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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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Corum Bridge Of Weir
2 Windsor Place, Main Street, Bridge Of Weir, PA11 3AF

Tel: 01505 691 400

Email: bridgeofweir@corumproperty.co.uk

www.corumproperty.co.uk