

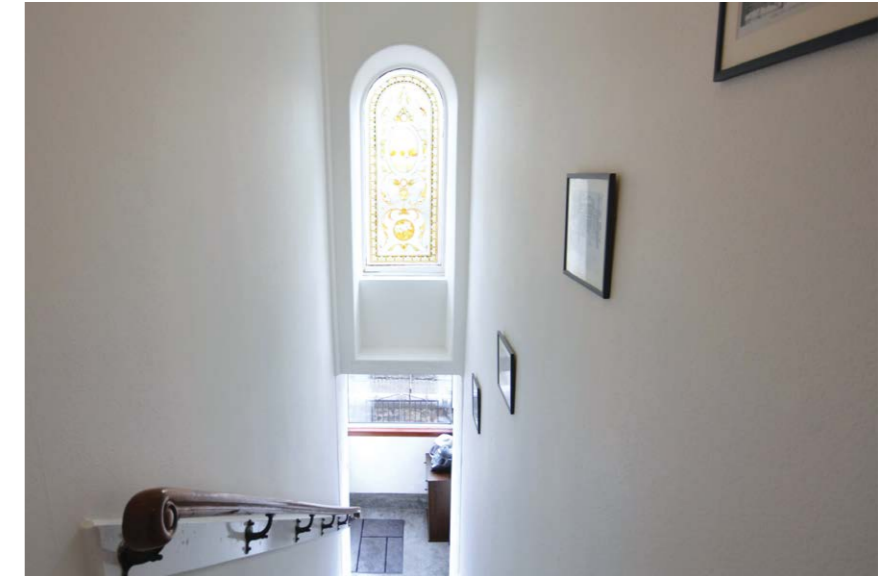
Paisley

62 Hawkhead Road



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A stunning upgraded and modernised 3 bedroom upper quarter villa with main door access situated in a popular area of Paisley.

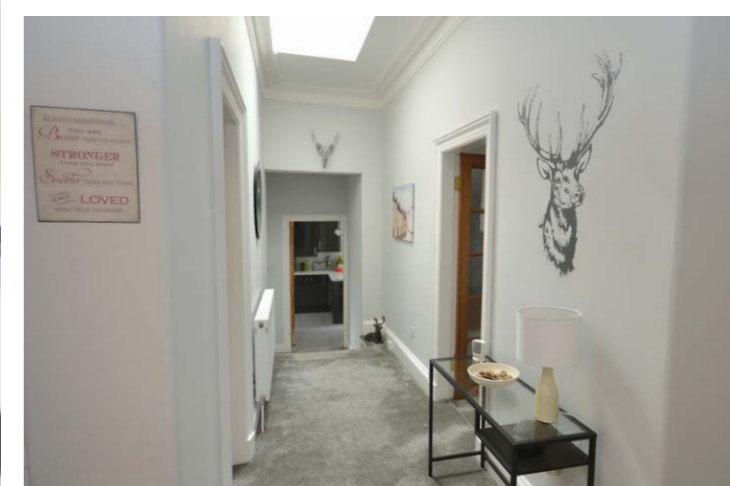
■ Property Description

An elegant traditional upper quarter villa positioned in a highly regarded residential area of Paisley with excellent transport links to Paisley town centre. This traditional home has been upgraded by the current owner and is formed over the first floor of this villa.

The private entrance has internal stair to the first floor and a broad hallway. The spacious lounge has a large bay window and feature fireplace. There are three double bedrooms, one of which is currently used as a sitting room. The modern dining kitchen has dual aspects views and a range of grey fronted floor and wall mounted kitchen units. The appliances include an integral chrome oven, hob and cooker hood as well as space for a free standing washing machine and American fridge freezer.

There is a stunning bathroom with a three piece suite and complimentary tiling includes a bath with overhead shower, wc and wash hand basin with mixer tap. The property benefits from a substantial attic which offers extensive storage space and further development potential subject to obtaining the correct local authority consents.

The specification of this property includes gas fired central heating and double glazed windows. The property has a shared vehicle access to a gravel driveway with parking for several vehicles. To the rear of the property is a shared drying green and private section of level garden perfect for outside entertaining, as well as two timber sheds.





■ **Local Area**

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 St John Ogilvie and Williamsburgh primary schools and secondary education at St Andrew's Academy and Paisley Grammar school. Gleniffer Braes has a variety of walks, Paisley Golf Club and stunning views toward the Campsie Hills.

■ **Directions**

From Paisley town centre on Gauze Street continue eastbound to the traffic lights and continue straight through onto Glasgow Road. Proceed out here for some distance passing Paisley Grammar School on the right hand side and continue to the traffic lights at Barshaw Park and turn right here onto Hawkhead Road. Continue along until number 62 can be found on the right hand side.



BW1124. EER Band E

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

Paisley

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We believe these details to be correct however their accuracy is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the schedule. Photographs are produced for general information and it must not be inferred that any item is included for sale with the property. Corum is a trading name of The Corum Partnership, 20 Blythswood Square, Glasgow G2 4GB.



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