

# 50 Paisley Road

RENFREW, RENFREWSHIRE, PA4 8EU



*A beautifully presented and unique four bedroom,  
three public room, detached home*



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If you have ever leafed through a stylish design or property magazine, you will know that there are certain houses that capture the imagination! This beautifully presented and individually designed four bedrooms, three public room detached villa is a particularly picturesque example of contemporary living.

The perfect marriage of modern splendour, periodic features and quality fixtures and fittings throughout; all fall under the spell. Split 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 LOUNGE



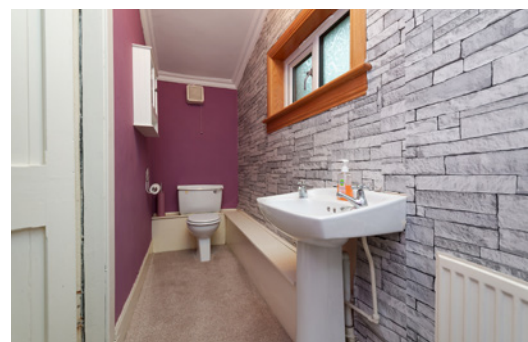
The formal lounge is flooded with natural light from the bay window to the front aspect. A further feature is the fire and surround - this room is the perfect place to unwind after a hard day!



# THE KITCHEN, UTILITY & WC



The kitchen has been professionally fitted to include a quality range of floor and wall mounted units with a striking work surface, creating a fashionable and efficient workspace. It also hosts an integrated Belfast sink, eight ring burner and island providing breakfast bar with seating. A useful utility room provides access to the WC and rear garden.





# THE DINING ROOM

Another impressive room is the formal dining room which 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.





# THE SITTING ROOM



An additional sitting room is pleasantly located to the rear of the property with a set of doors opening into the patio area, allowing you to invite outside in. This room could easily be transformed into an additional double bedroom, depending on the purchaser's needs and requirements.





Journeying up to the first floor, the crisp and contemporary styling continues. You will discover four bright and airy well-appointed bedrooms, all with a range of furniture configurations and space for additional free-standing furniture if required.

## BEDROOM 1





# BEDROOM 2





# BEDROOM 4





# THE BATHROOM





Externally, the generous garden grounds complete this beautiful home. The well-maintained garden grounds to the front and rear are a sheer delight, especially in the summer months. A driveway can be found to the rear providing off-road parking. Double glazing and gas central heating are provided throughout to create a warm, yet cost-effective way of living all year round.

# THE GARDEN

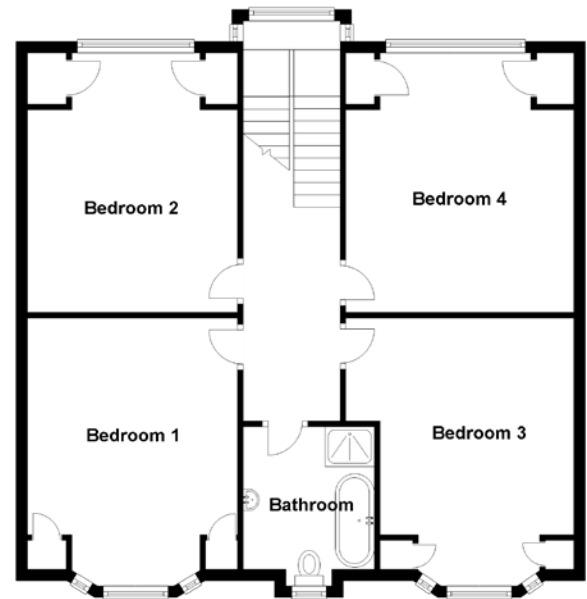
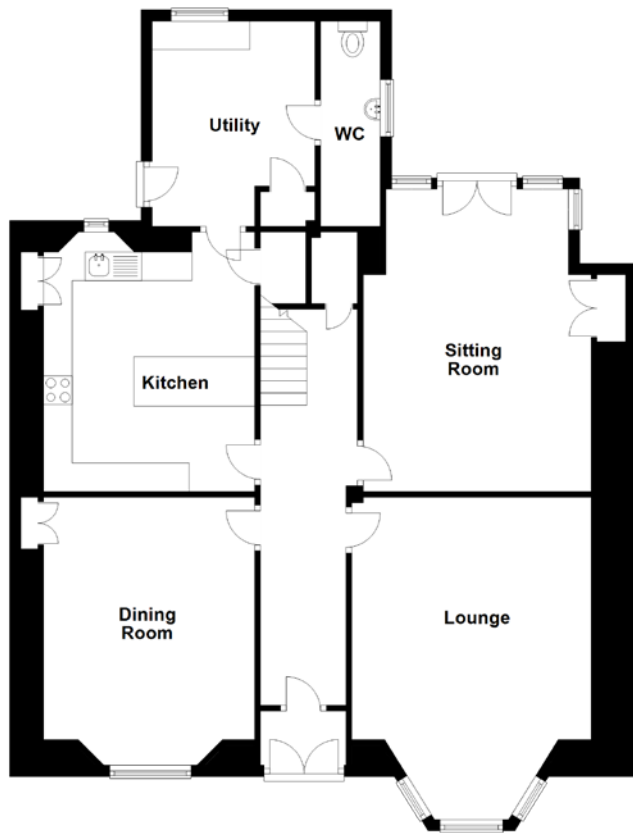








# FLOOR PLAN, DIMENSIONS & MAP



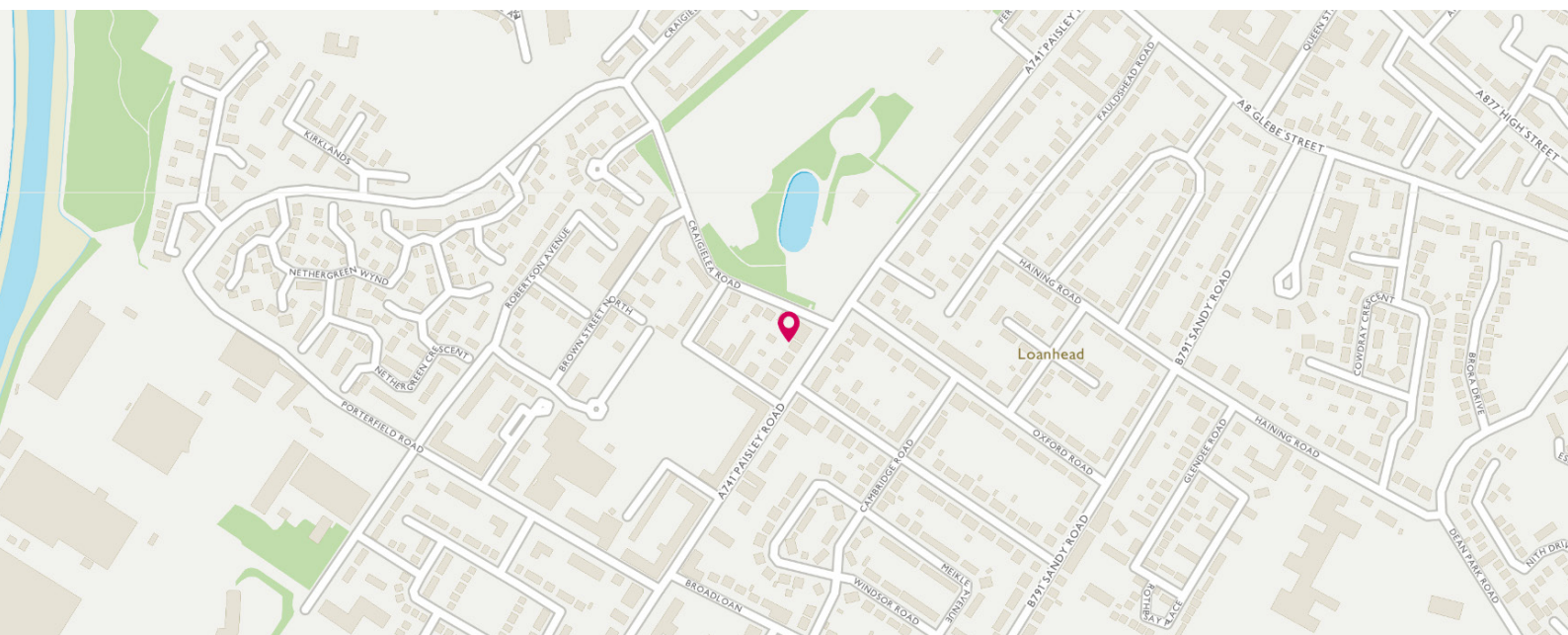
Approximate Dimensions  
(Taken from the widest point)

Lounge	5.65m (18'6") x 4.20m (13'9")
Kitchen	4.20m (13'9") x 3.70m (12'2")
Utility	3.60m (11'10") x 2.85m (9'4")
WC	3.60m (11'10") x 1.05m (3'5")
Dining Room	4.70m (15'5") x 3.70m (12'2")
Sitting Room	5.30m (17'5") x 4.00m (13'1")
Bedroom 1	4.70m (15'5") x 3.70m (12'2")

Bedroom 2	4.55m (14'11") x 3.70m (12'2")
Bedroom 3	4.70m (15'5") x 3.40m (11'2")
Bedroom 4	4.55m (14'11") x 3.50m (11'6")
Bathroom	2.50m (8'2") x 2.30m (7'7")

Gross internal floor area (m<sup>2</sup>): 183m<sup>2</sup>  
EPC Rating: E

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





# THE LOCATION

Paisley Road is a great place to live and commute from. Quiet and peaceful yet only a short drive to the superb facilities of Braehead, including the famous arena with ice-skating and curling rinks. Braehead is also the natural home of the Clydebuilt Maritime Heritage Centre. Soar (formerly Xscape), provides an impressive range of activities for all ages and tastes.







The property is only a fifteen-minute drive from Glasgow city centre and only four miles from the airport. There are excellent bus services linking Braehead and all areas of Renfrew with Glasgow and Paisley and a good range of schooling for all ages within the area.

Renfrew is served with a frequent bus service offering regular services to Braehead, Erskine, Govan, Paisley, and Glasgow City centre. The property is close proximity to shops, pubs and cafes. Glasgow International Airport is also nearby and flights are daily to a number of domestic and international destinations.



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