

1A Low Road

CASTLEHEAD, PAISLEY, RENFREWSHIRE, PA2 6AQ



A substantial main door upper duplex conversion of an elegant detached villa offering four bedrooms and garden grounds of 0.23 of an acre



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Set in level, well-stocked grounds, almost hidden from view with a sweeping driveway that sets a grand stage for 1A Low Road, is a particularly picturesque example of modern living. It gives a glimpse of the quality features; this charming property has to offer. A bespoke and contemporary four-bedroom duplex apartment which is as unique as it is beautiful. Although the property dates back to the 1800s, and despite its envious and characteristic external appearance, it has the perfect marriage of modern splendour and traditional charm.

The property is entered from the stairs to the side of the building, and a welcoming hallway thereafter leads to all apartments on this level.

THE LOUNGE

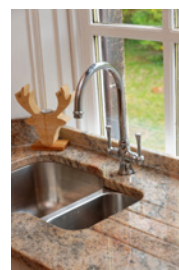


The bespoke and contemporary interior offers sophisticated living space, with the formal lounge, which has a full height ceiling, being flooded with natural light from the bay window and the feature fire and surround giving the room a real cosy feel. This is the perfect ambience to unwind in after a hard day.

THE KITCHEN



The beautifully fitted dining kitchen has a contemporary range of floor and wall-mounted units, with a contrasting worksurface and further complemented with a host of integrated appliances. It's easy to imagine the evenings of fine dining this zone has played host to when entertaining friends and family.



On this level, you will also find three well-proportioned bedrooms. All of the bedrooms are bright and airy and have space for additional free-standing furniture if required, and could be utilised for a wide variety of uses. A stunning shower room completes the impressive accommodation on this level.

BEDROOMS 1 & 2



BEDROOM 3



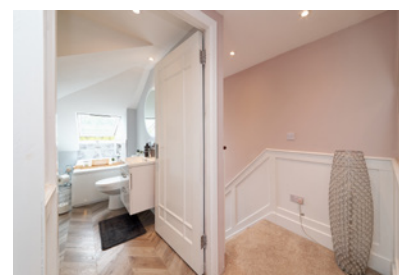
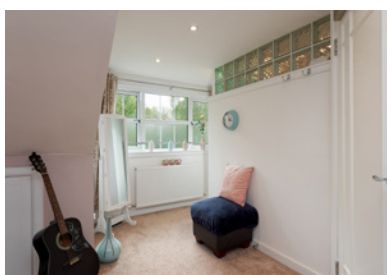
THE SHOWER ROOM



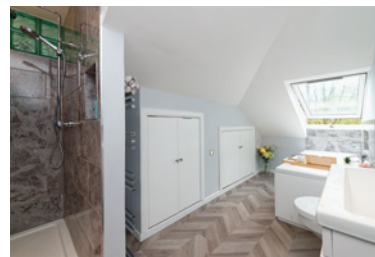


A feature staircase rises from the hall into the upper level, where the crisp and contemporary styling continues. On this floor, you will discover the stunning master bedroom which boasts a fantastic en-suite and a stunning outlook. Picture, relaxing in the bath, gazing into the stars!

THE MASTER BEDROOM



THE EN-SUITE



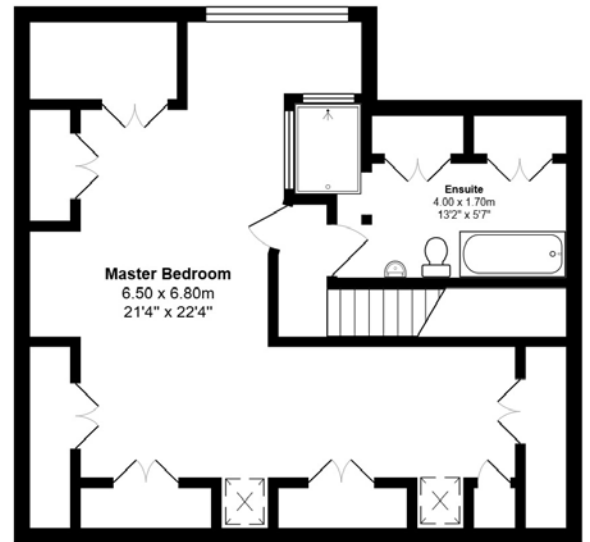
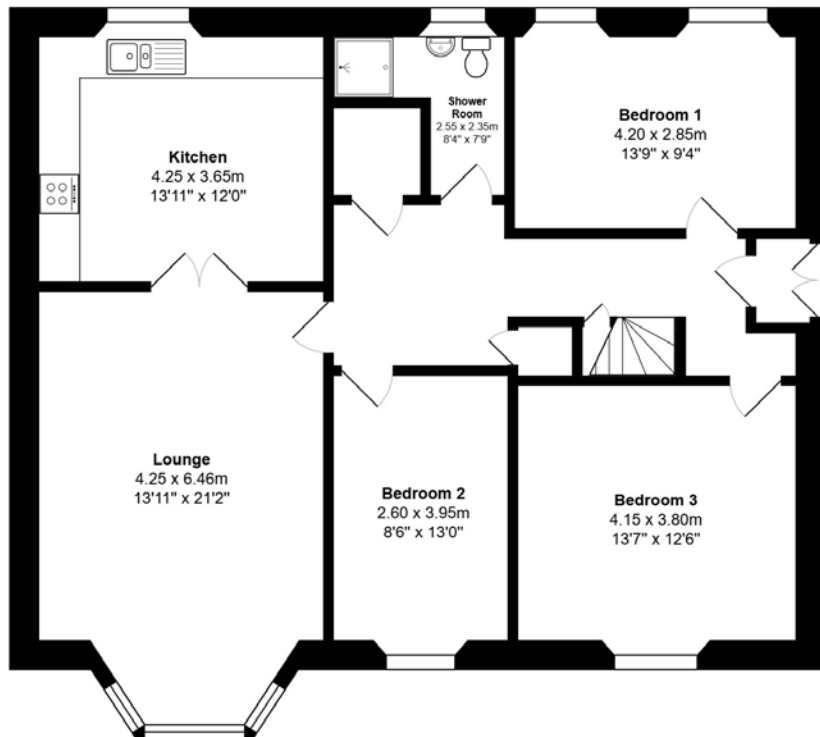
Externally, there is a driveway providing off-road parking for a number of vehicles and a large garden thereafter. Many a summer's evening will be spent in the garden, enjoying the peace and quiet.

In previous years, planning permission was granted for the development of the garden area, circa 0.227 acres, to form a detached four-bedroom villa. This planning is in the process of renewal.

EXTERNALS

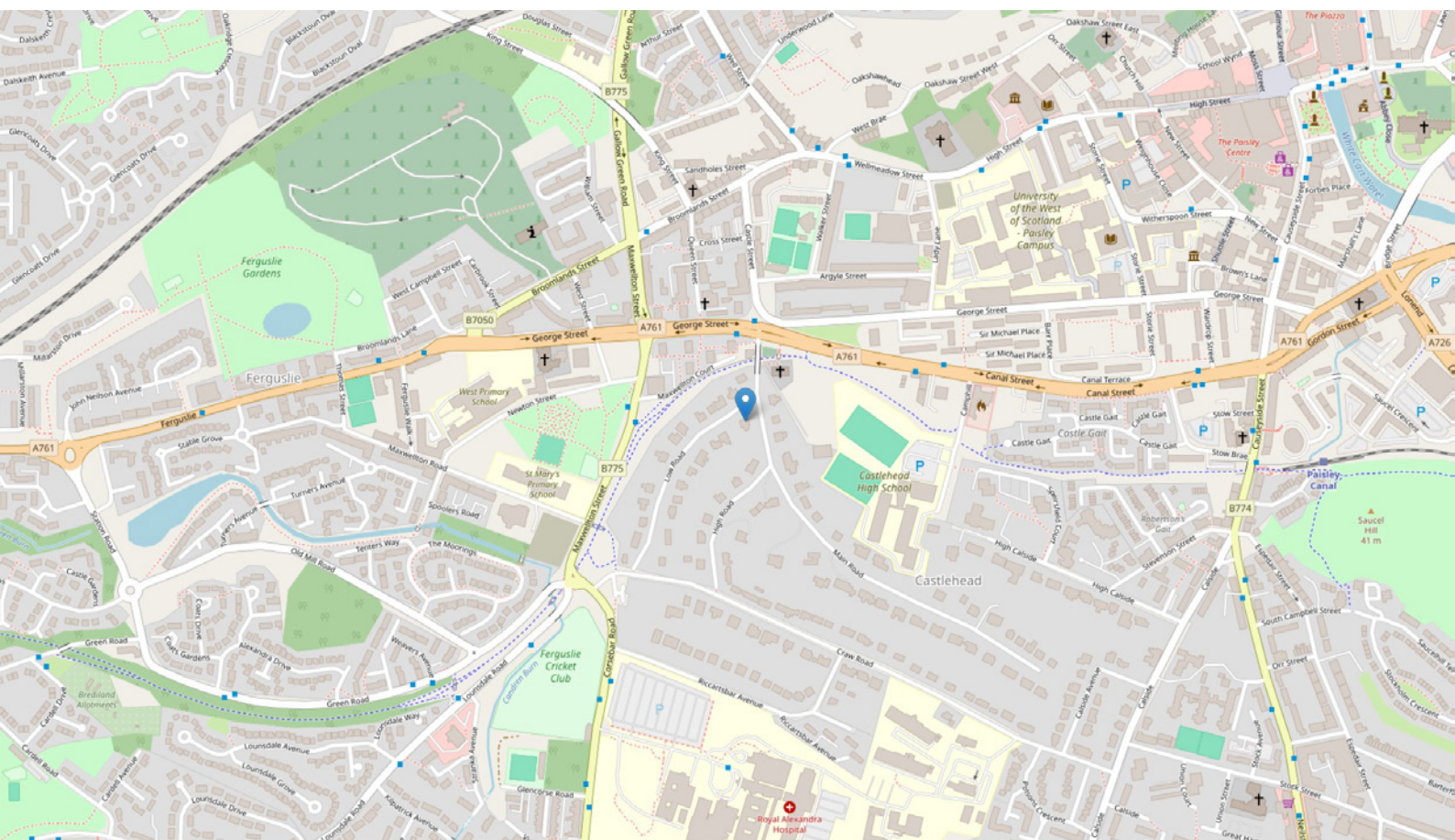


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 161m² | EPC Rating: C



THE LOCATION

1A Low Road is tucked away in the sought-after Castlehead area of Paisley. It is very well situated for accessing the town centre. Primary and secondary schools, University of the West of Scotland, local public transport links including Paisley Gilmour Street railway and bus station, as well as access to the M8 motorway (seven miles to Glasgow) and Glasgow International Airport.





Also, nearby is the Paisley Arts Centre, Paisley Art Gallery and Museum and many local sports facilities, including swimming at the Lagoon Leisure Centre. Shopping at Intu Braehead and sports pursuits, such as climbing and skiing at Soar, are only a short distance away by car or public transport.

Paisley is a busy, vibrant town situated on the banks of the River Cart in Renfrewshire. Offering all the amenities of a large town and with a friendly, welcoming character, you'll find Paisley has a great mix of history and modern facilities.



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