



**12 Victoria Gardens, Paisley**

**Offers Over £150,000**









## Floor Plan

Floor area 66.7 m<sup>2</sup> (718 sq.ft.)

**TOTAL: 66.7 m<sup>2</sup> (718 sq.ft.)**

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## THE PROPERTY

Situated within a highly sought-after private estate, No.12 Victoria Gardens presents itself to the market as a seldom-available ground floor flat offering spacious and flexible accommodation on one level. The home is close by to a host of excellent amenities and reliable public transport links making for a wonderful downsizing opportunity or first-time purchase.

Within the development is a private residents car park which includes an assigned parking space as well as ample visitors parking. A covered entrance vestibule with security entry system leads you in the first instance to the well-maintained communal hallway. The spacious family lounge has been decorated with soft, neutral tones and carpets, further enhanced by an abundance of light through a large double glazed window formation.

The well-appointed kitchen holds ample white wall and base mounted cabinetry paired with marble effect worktops for an efficient workspace. Integrated appliances include a slimline dishwasher, 4-ring electric hob and electric oven/grill alongside plentiful space for freestanding appliances.

Within No.12 are two generously proportioned double bedrooms, both benefiting from excellent in-built storage solutions in the form of sliding mirrored wardrobes. Bedroom One further boasts an en-suite shower room. Completing the home internally is a fully tiled three-piece bathroom comprising of bathtub, W.C. and wash hand basin alongside chrome fixtures & fittings.

The extensive and beautifully landscaped gardens offer the perfect spot for soaking up the sun during the summer months and make for a lovely view. Bordering the landscaped grounds is a mixture of decorative planting mature trees and shrubbery.

Living in Paisley offers a unique blend of historical charm and modern convenience. This vibrant town, situated just a short drive from Glasgow, provides excellent transport links that make it easy to explore both locally and beyond. With a well-connected train station, residents can quickly reach Glasgow City Centre in under 15 minutes, making commuting a breeze. Paisley is also well-served by buses, ensuring easy access to surrounding areas. With a mix of parks, shops, and dining options, living in Paisley offers a delightful balance of urban amenities and small-town charm.

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