



The Beeches, 138 Corsebar Road, Paisley,

walker laird
solicitors and estate agents



'The Beeches' at Corsebar Road is an exceptional architect designed detached villa, occupying a sought-after position. Beautifully upgraded and impeccably maintained, this impressive family home offers stylish contemporary living with generous, flexible accommodation extending over two levels.

The accommodation opens onto the hallway. There is a convenient WC, understairs storage and internal access to the integral garage which has power, water feed and plumbing for a washing machine.

The elegant lounge is a standout feature of the home, centred around an attractive fireplace with wood burning stove and enhanced by French doors opening directly onto the elevated rear patio. A versatile study sits just off the lounge. The contemporary kitchen enjoys under floor heating and has been thoughtfully designed with fitted cabinets electric hob, oven and extractor. There is an adjoining dining room.

Upstairs there are three generous double Bedrooms, each benefitting from fitted wardrobes, while the impressive principal Bedroom enjoys the added luxury of a recently upgraded en-suite shower room. There is also a family bathroom incorporating a contemporary suite with separate walk-in shower. The property is presented in true walk-in condition and further benefits from gas central heating, double glazing and a security alarm system. Externally, a monobloc driveway provides ample off-street parking and leads to the integral garage. The enclosed rear garden has been professionally landscaped for ease of maintenance and enjoys an excellent degree of privacy, featuring a generous timber deck, flagstone patio and mature hedging, creating an ideal setting for outdoor dining and entertaining.

Corsebar remains one of Paisley's most sought-after residential locations, offering excellent access to the Royal Alexandra Hospital, highly regarded local schooling, Gleniffer Braes Country Park and Paisley Town Centre. The nearby M8 motorway network, Glasgow Airport and regular public transport



- UNIQUE DETACHED BUNGALOW
- HIGHLY REGARDED AREA OF PAISLEY
- FLEXIBLE ACCOMMODATION
- 3 BEDROOMS
- DINING ROOM PLUS STUDY
- BEAUTIFUL GARDEN

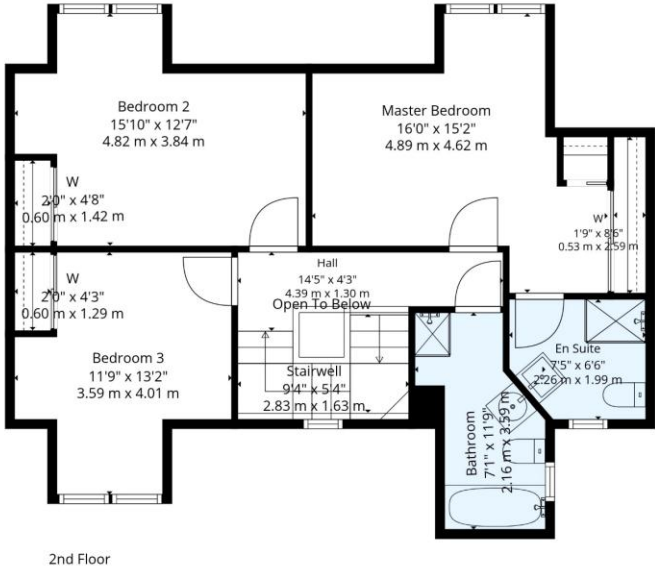
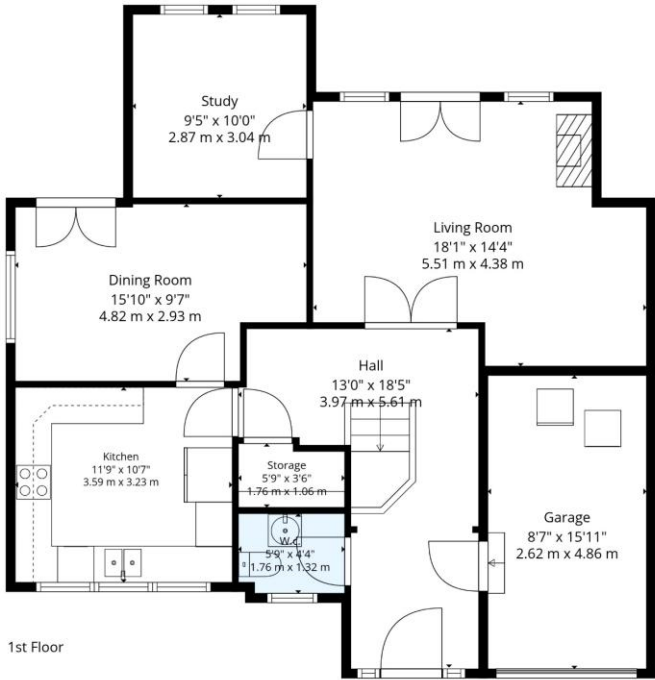
VIEWING

Strictly by appointment with selling agents,
by calling

OFFERS

All offers should be submitted to:
10 Canal Street, Renfrew, PA4 8QD
Telephone: 0141 886 5678
Fax: 0141 886 7327

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



TOTAL: 1430 sq. ft, 133 m2
1st floor: 814 sq. ft, 76 m2, 2nd floor: 616 sq. ft, 57 m2
EXCLUDED AREAS: GARAGE: 137 sq. ft, 13 m2, W: 33 sq. ft, 3 m2, STAIRWELL: 29 sq. ft, 3 m2,
BEDROOM 3: 5 sq. ft, 0 m2, LOW CEILING: 4 sq. ft, 0 m2, MASTER BEDROOM: 10 sq. ft, 1 m2,
BEDROOM 2: 14 sq. ft, 1 m2, OPEN TO BELOW: 6 sq. ft, 1 m2, WALLS: 151 sq. ft, 13 m2

Created By Walker Laird

