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## 34 WOODLAND AVENUE, PAISLEY

3 | BEDROOMS    3 | BATHROOMS    3 | PUBLIC ROOMS

**Impressive family accommodation within this beautifully presented and elegant traditional semi detached villa positioned in landscaped and mature gardens in this highly regarded residential area of Paisley.**

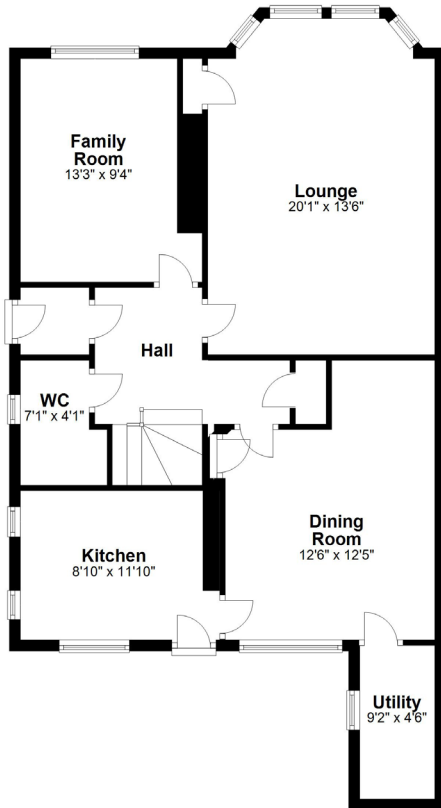
A charming traditional home positioned on Woodland Avenue in a popular area in the southern suburbs of the historic town of Paisley. This elegant home is set within generously proportioned and landscaped private garden grounds. There are wrought iron gates giving access to the screened and enclosed private gardens with a driveway providing off road parking and a level front lawn. The rear gardens have been landscaped with a large terrace for outside dining, landscaped central lawn with raised beds and a large timber deck to the rear of the garden. There is an external storage cellar and a garden shed.

This beautiful home displays a wealth of period features including original internal doors and surrounds and several fireplaces. The property has been sympathetically upgraded and modernised while taking great care to preserve the character and style of this elegant home. There is a modern fitted kitchen with a range of white gloss furniture with timber worksurfaces, complementary tiling and modern integrated appliances. These include stainless steel AEG double oven and matching combination microwave oven, an electric hob, cooker hood and dishwasher. Stylish modern sanitary ware is installed within the family bathroom, en-suite shower room and ground floor cloakroom/ WC. The property has a gas fired central heating system with a replacement Worcester boiler and Everest double glazing (except the upper hall and store cupboard single glazed units).

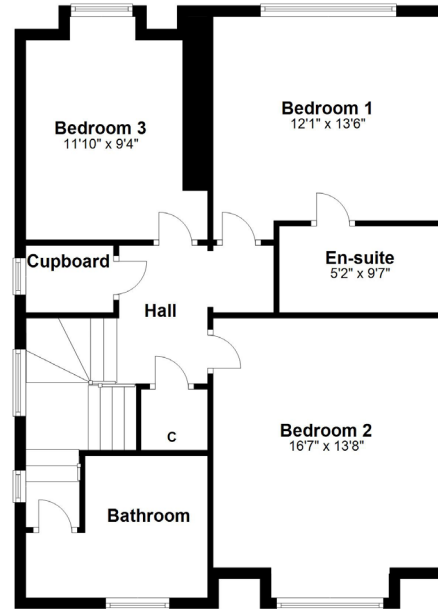
The accommodation comprises of six principal apartments formed over two levels. An entrance vestibule opens into a lovely central reception hallway with a traditional stair leading to the upper floors and access to a modern cloakroom/WC below. The stunning lounge extends to over 20 feet in length with a front facing bay window formation and a timber fire surround with inlaid gas fire. The cozy family room also has a front facing window and a timber and tiled fireplace with inlaid gas fire. The formal dining room has ample space for a traditional dining table and chairs with a period timber fire surround and a large window formation overlooking the rear garden. The kitchen has been refitted with a range of modern kitchen furniture and quality integral appliances. The utility room has matching fitted furniture providing space for both a washing machine and freezer.

The formal stair splits at the half landing level with separate access to the bathroom and the upper hallway with two deep storage cupboards one of which houses the gas central heating boiler and the other has a temporary stair giving access to the attic area. The principal bedroom is spacious apartment with a modern en-suite shower room. There are two further double sized bedrooms and an impressive, upgraded family bathroom. This has a contemporary range of sanitary ware comprising of a WC, wash hand basin, bath and separate walk in shower area. The attic is floored and divided into two attic rooms.

**Ground Floor**



**First Floor**



**BW1985 | Sat Nav:** 34 Woodland Avenue, Paisley, PA2 8BH

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



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## **LOCAL AREA & AMENITIES**

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

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