



20 WEST BRAE

PAISLEY

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3 | BEDROOMS 2 | BATHROOMS 2 | PUBLIC ROOMS

A substantial traditional semi detached three bedroom villa in an admired conservation area with private mature gardens, garage and substantial basement in this historic area of Paisley.

An elegant stone fronted Victorian semi detached villa positioned within the conservation area of Oakshaw within the town centre of Paisley. The property consists of a sandstone faced building under a slate roof that offers spacious accommodation formed over two floors with a significant basement and garaging area below. There is a wonderful mature and enclosed south facing rear garden which has been terraced and screened by a variety of mature trees and shrubbery. This comprises a large flagstone patio and terrace overlooking a central lawn flanked on all sides by display beds and borders and a lower orchard area with fruit bearing trees & shrubs. The front has a level garden with gravel chip, pedestrian gate and path to the front door and a variety of mature trees and shrubs. A separate driveway provides off street parking leading to the basement level tandem garage below the property. On street parking is controlled but two free parking permits are provided by Renfrewshire Council.

This elegant period home offers substantial accommodation comprising of twin storm doors into the original tiled vestibule with a glazed door leading into the central reception hallway. The stunning formal lounge has a bay window formation overlooking the rear garden, with views of the Coats Memorial Church and an elegant front facing family room. The large dining kitchen has a range of traditionally styled units with ample space for dining table and chairs. There is an extremely large family bathroom on this level containing a coloured suite comprising a bath, separate shower cubicle, WC, bidet and wash hand basin. There are stairs to the first floor at the end of the hallway and a door with a stone stair leading to the basement level.

The upper floor has a central hallway with lots of natural light from the window overlooking the garden. The principal bedroom is double sized with fitted wardrobes and a double glazed dormer window formation overlooking the rear gardens. This room gives access to a large front facing apartment with a single glazed dormer window which has been used as both a nursery and a study by the current owner. The second bedroom is also double sized with fitted wardrobes and a double glazed dormer window to the rear. The third double size bedroom faces front, has a single glazed dormer window and is adjacent to the upstairs bathroom which contains the original cast iron bath, electric shower, wash hand basin and WC.

The basement level of the property has internal access to the ground floor via a stone stair and contains a large tandem garage with garage door to the front of the property, a single glazed window and a rear door to the gardens. There is also a large store or games room which extends to over 20 feet in length, which currently houses a full size slate bed snooker table, and a utility room (with an original cast iron range/stove) that houses the boiler and has a window to the rear gardens, an access door to the conservatory and which leads in turn to the beautiful south facing garden area.

The specification of this house includes a gas fired central heating system which operates on the ground and first floor level of the property with extra radiators in both the games room and conservatory at basement level. There is single glazing to the front facing windows and rear facing, basement and ground floor level window formations. Double glazing has been installed to the rear facing windows within bedroom one, bedroom two and both stair windows only.





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. Gleniffer Braes has a variety of walks, Paisley Golf Club and stunning views toward the Campsie Hills.

BW2068 | Sat Nav: 20 West Brae, Paisley, PA1 2EB

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



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