



GARTNESS

1 WOODLAND AVENUE, PAISLEY

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5 | BEDROOMS

3 | BATHROOMS

3 | PUBLIC ROOMS

A one-off individual architect designed, five bedroom period home in the admired Potterhill area of Paisley that offers highly specified and spacious family accommodation with generous southerly facing rear gardens.

Gartness is an impressive traditional home that has been sympathetically extended and upgraded retaining the traditional period features to offer a delightful family home in this established area of Paisley.

The flexible layout of nine principal apartments can be configured for modern family life with a blend of period character and modern comfort. The lounge and dining room both feature traditional fireplaces with the dining room having a gas fire and modern wood burners installed in the lounge and dining kitchen. This delightful room has direct access to the gardens with modern fitted kitchen furniture including a central island with space for a casual dining area or snug. The family bathroom has a stylish range of modern sanitary ware and tiling including a large spa bath. The property has been extensively renovated by the current owners during their tenure in the form of rewiring, replumbing, new central heating, TV points in all rooms and reroofed in traditional slate. The central heating system features a modern gas fired boiler with a pressurized hot water tank. There is a mixture of double and single glazing and an alarm system.

The twin storm doors open to a vestibule and in turn to the welcoming timber paneled reception hallway. There is a cloakroom with under stair storage and access to the WC. The spacious lounge has a period fire surround with a wood burner and twin doors to the conservatory overlooking the rear gardens. The formal dining room has a bay widow and a fireplace with a modern gas fire. The refitted dining kitchen has a wood burner and twin doors to the gardens. There is a ground floor fifth bedroom, currently utilized as a study / home office. The lounge has access to a fitted utility room which provides entry to a family room configured as a gym.

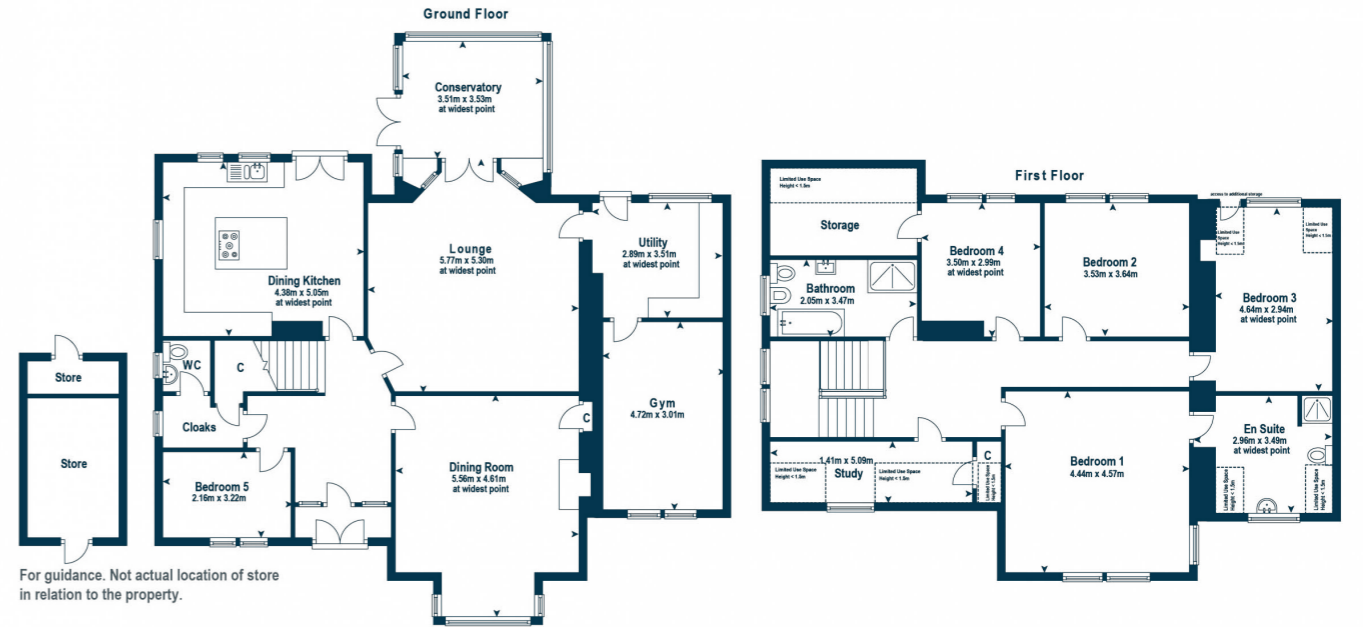
A broad split-level stair leads to the upper reception hallway and the large principal bedroom with a dual aspect and an ensuite shower room. There are four further good-sized bedrooms, one used as a study / home office and the stylish modern family bathroom.

Gartness is positioned in extensive gardens on the southern side of Woodland Avenue. The front garden provides parking for several vehicles with the convenience of two entrances. The rear gardens have a stone boundary wall and enjoy a southerly orientation. A large patio recently constructed, prides an ideal spot for outside dining overlooking a large lawn, a raised area of timber decking and a screen of mature trees and hedgerow providing a private rear garden area. The lower garden feature gravel chips and a garden shed. A stone outbuilding provides further storage.









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.

BW2251 | Sat Nav: Gartness, 1 Woodland Avenue, Paisley, PA2 8BH

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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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