



26 AVONDALE DRIVE
PAISLEY

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4 | BEDROOMS 3 | BATHROOMS 4 | PUBLIC ROOMS

A stunning traditional detached villa, sympathetically upgraded with a bespoke extension offering fantastic family accommodation in the popular Arkleston area of Paisley.

An elegant period home set in attractive landscaped private gardens on the southern side of Avondale Drive, an established residential location next to Barshaw Park and golf club with good access to Paisley town centre, local schooling, shopping and road links to the M8 motorway.

The front gardens have a gravel driveway providing parking for several vehicles with an electric car charger, a shaped lawn and access to the enclosed rear garden. The impressive rear garden enjoys a southerly aspect with a timber boundary fence, a lawn and a large split level patio with an outdoor covered dining area on the upper level. The detached garage provides storage.

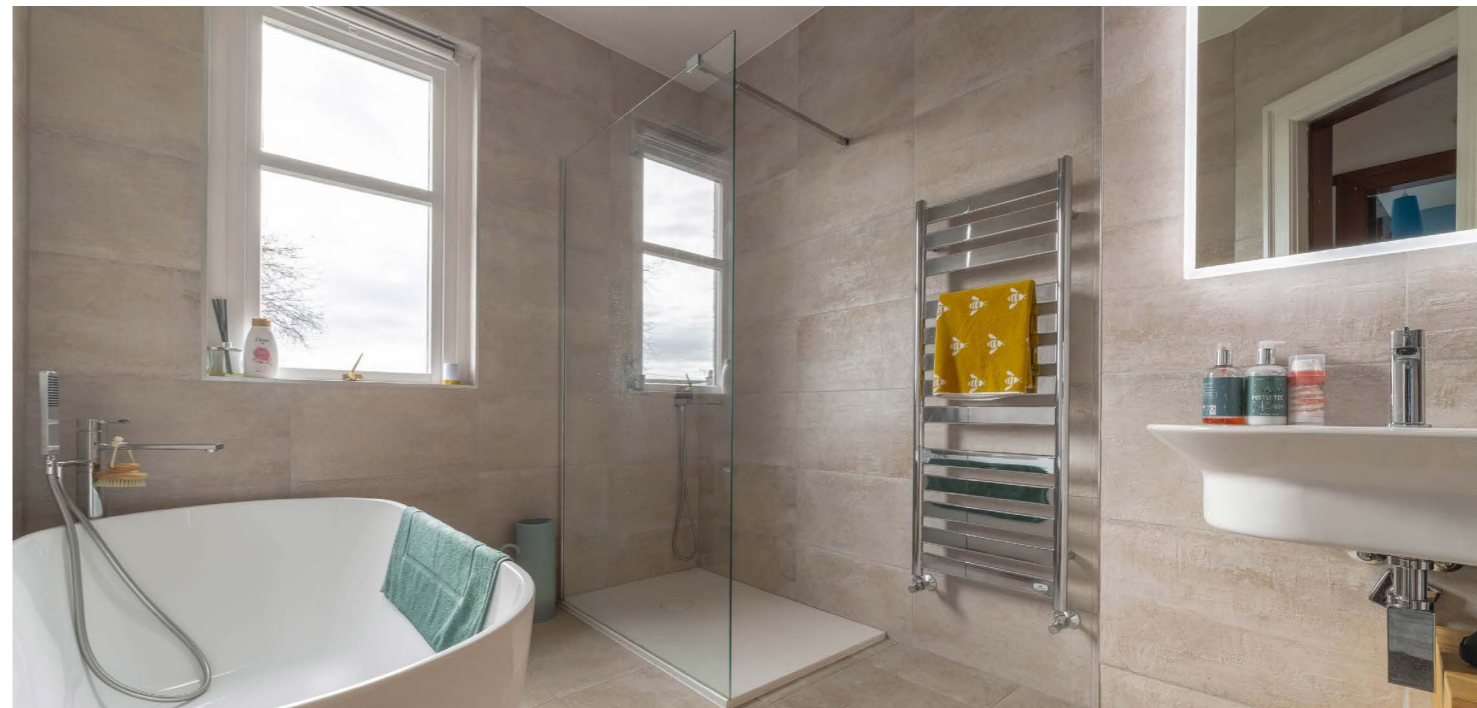
This lovely home is beautifully presented with an impressive specification and offers spacious accommodation of 2,723 sq.ft. displaying traditional charm and character. The bespoke extension is open plan from the kitchen with a corner wood burner and twin sets of bifold doors, connecting the house to the gardens. There are wood floors throughout the ground floor, timber internal doors, wood burning stove in the family room, and a gas fire in the dining room. Modern quality bathroom suites and the kitchen has timber fronted fitted furniture and worktops with space for a dining table. There is a gas fired central heating system and a mix of single glazing to front facing apartments and double glazing to rear rooms, bifold doors and the cloakroom/wc.

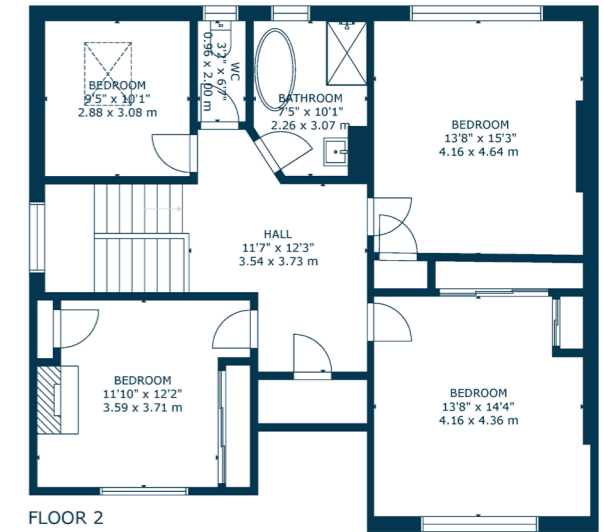
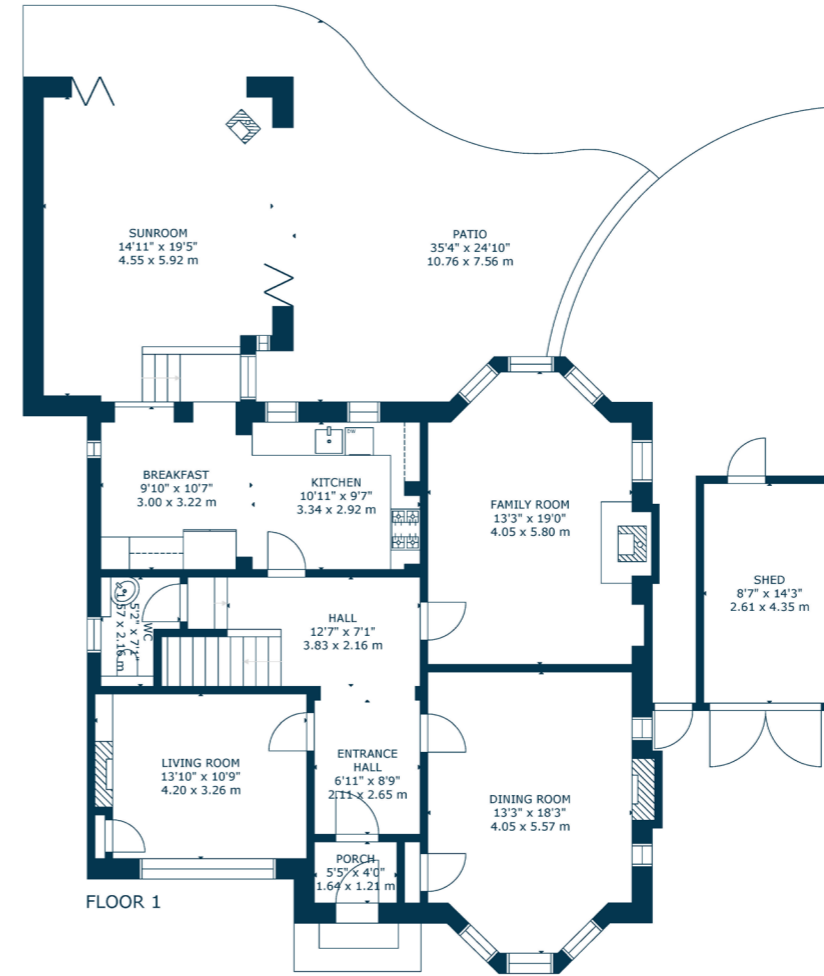
Entry to the house is via twin arched storm doors to a vestibule with a glazed door into the broad L-shaped reception hallway with timber panelled internal doors, a stair to the upper floor with an etched glass window on the half-landing and a modern cloakroom/wc below. The elegant family room has a bay window overlooking the rear gardens with an additional side window and a fireplace with a timber mantle and a wood burning stove. The formal dining room has a bay window to the front, twin stain leaded side windows and a fireplace with gas fire. The comfortable living room has a front aspect and a fire surround. The kitchen features quality timber fitted furniture and work surfaces, a large enamel sink, an integrated dishwasher, washing machine, a freestanding fridge freezer and space for an Aga type stove and oven. There are rear and side windows and open plan access via steps to the stunning rear extension containing the sun room with two sets of bifold doors to the gardens and a modern wood burning stove positioned in between.

The upper floor has a broad central hallway with a deep store cupboard and access to the main double bedroom with a front facing aspect and fitted wardrobes. There are two further double bedrooms, both with storage and a fourth single bedroom. The stylish modern bathroom has quality sanitary ware and tiling by Porcelanosa including a freestanding bath with chrome upstand mixer and shower handset, a corner shower area and a wash basin. The wc is housed in a separate adjacent room. The large attic provides additional 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.

BW2392 | Sat Nav: 26 Avondale Drive, Paisley, PA1 3TN

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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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