



GRAEWRAES

STANELY ROAD PAISLEY

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- 5 | BEDROOMS
- 3 | BATHROOMS
- 3 | PUBLIC ROOMS

An elegant and exceptionally spacious traditional home, beautifully presented and upgraded to provide impressive family accommodation set within mature and generous private grounds.

Graewraes is a charming detached villa, designed in the arts and crafts style in 1908. The property is set within extensive private grounds screened by mature trees and shrubbery that provides a great degree of privacy. There are security gates from Stanely road to a large gravel driveway with a large detached double garage and mature lawn to the front and side gardens. A large split level terrace and timber deck provides a flexible space for outdoor entertaining.

The interior has been sympathetically upgraded with consideration to maintain the character and style of a period home. The bathrooms feature modern sanitary ware and the kitchen has fitted furniture. The property has a gas fired central heating system, an alarm system with security cameras and a mix of double and traditional single glazed windows.

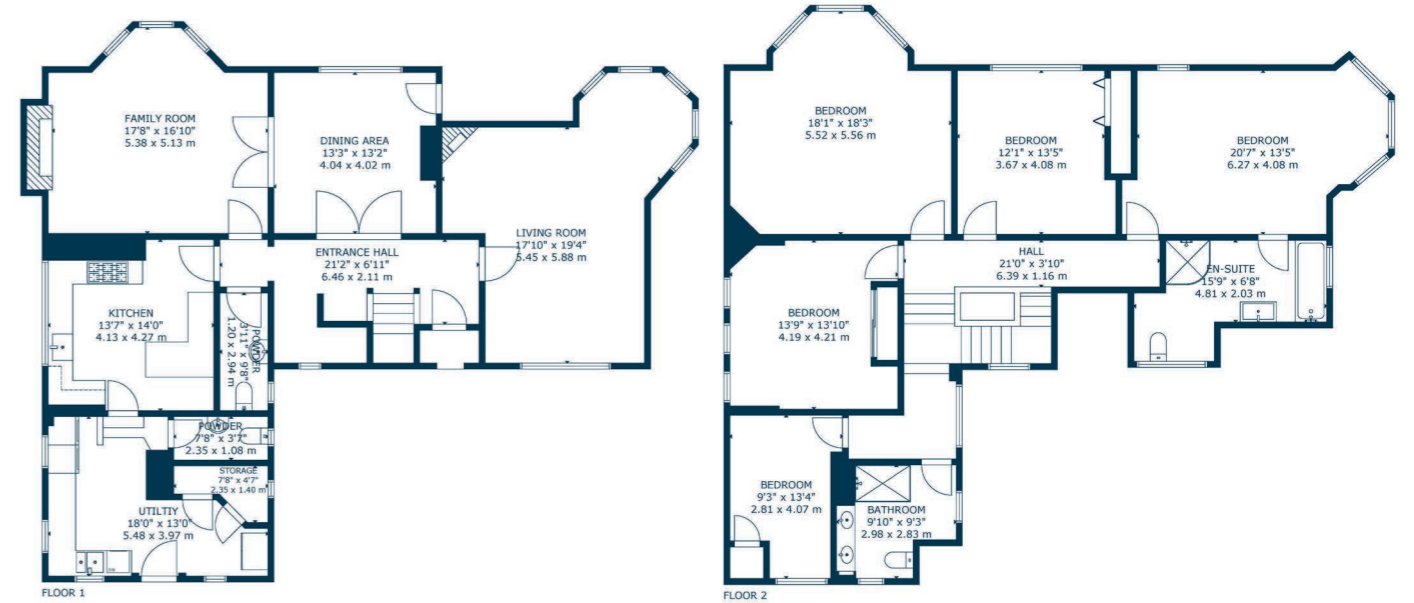
The accommodation extends to 2962 square feet, formed over two floors and comprises of a welcoming reception hallway with a stair to the upper floor featuring an ornate stain leaded window. There is a modern cloakroom/wc and under stair storage. The stunning lounge has both a bay and side windows overlooking the gardens and a gas fire with a tiled surround. The dining room has a French door to the gardens and twin glazed doors to the spacious family room with a timber fire surround and gas fire. The kitchen features traditional fitted furniture with an enamel sink, a range cooker and breakfast bar. The large utility has further space for appliances, storage and an additional wc.

On the upper level the principal bedroom is a large room with fitted wardrobes and a luxury ensuite bathroom with a bath, separate shower area, wash basin and wc. There are four further bedrooms, two with fitted wardrobes, and a stylish modern shower room.









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.

BW2435 | Sat Nav: Graewraes, Stanely Road, Paisley, PA2 6HG

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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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