



NITTINGSHILL, FAITH AVENUE

QUARRIERS VILLAGE, BRIDGE OF WEIR

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4 | BEDROOMS

4 | BATHROOMS

4 | PUBLIC ROOMS

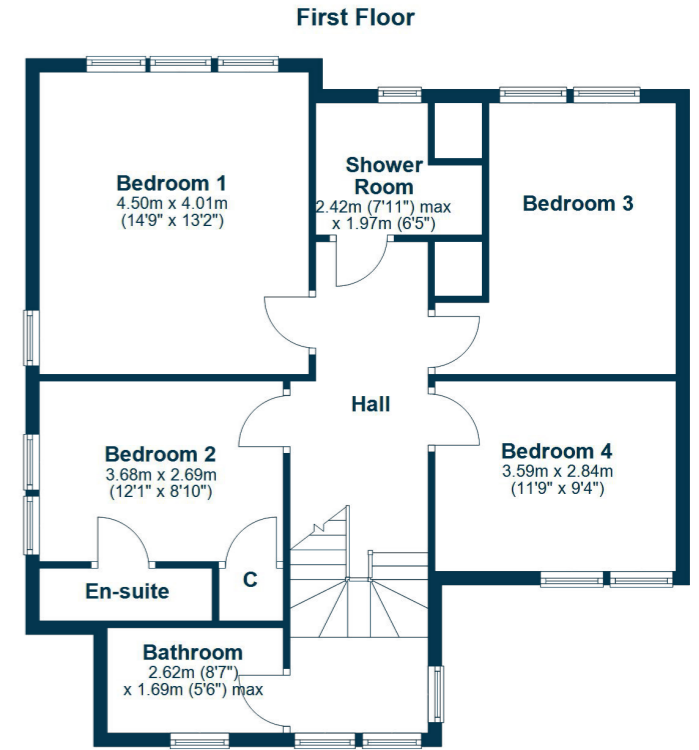
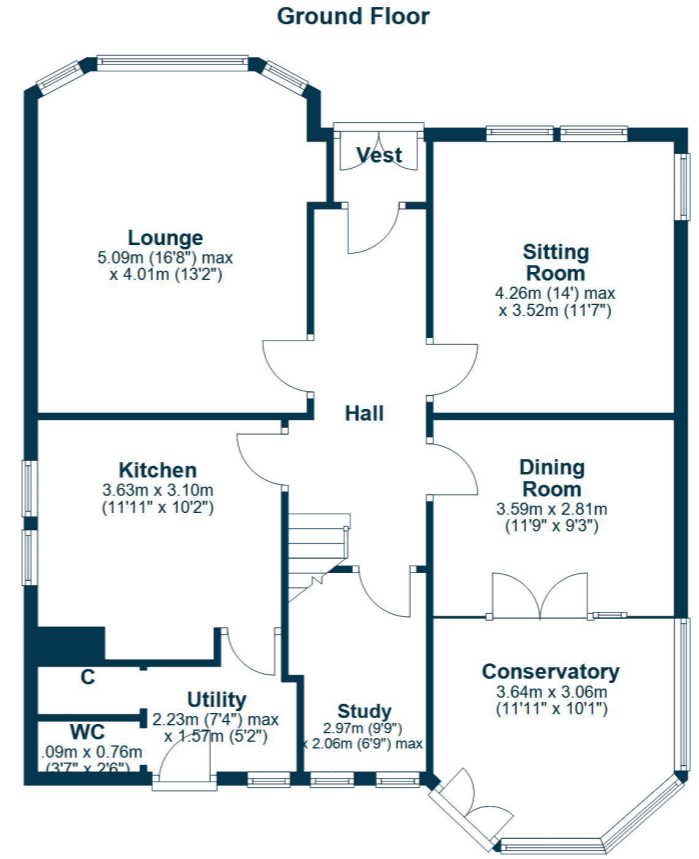
A striking traditional detached family villa positioned in mature and private gardens within a conservation area of Quarriers Village.

A beautifully presented traditional family home that has been meticulously maintained and extensively renovated to provide impressive family accommodation. A dressed stone detached villa with a slate roof is set in a slightly elevated position on Faith Avenue within the conservation area of Quarriers Village. This property was originally a manager's house within the orphan's village and features enclosed private gardens that have been landscaped with two separate off-road parking areas, two separate storage sheds and a secluded area of decking for outside dining.

The property has been upgraded to provide impressive family accommodation with a modern specification and a high standard of internal décor. There is modern sanitary ware within the bathrooms and a range of fitted furniture within the kitchen. The external window features replace double glazed traditionally styled windows and there is a gas fired central heating system. The accommodation comprises of storm doors leading into an entrance vestibule that opens in turn to a broad and welcoming reception hallway with a stair leading to the upper floor. The striking lounge has a front facing bay window formation and varnished timber flooring. There is a comfortable sitting room that enjoys a dual aspect to the front and side of the house with a modern wood burning stove. The dining room has space for a formal dining table and chairs, built in cupboard storage, a featured fireplace and twin timber and glazed doors leading to the conservatory which overlooks the enclosed rear gardens. The kitchen is fitted with a range of traditionally styled kitchen furniture with extensive worktop surface, a central island and space for a range styled cooker with other free standing appliances. There is an adjacent utility room with space for laundry facilities, rear door to the garden and sliding doors to both a storage cupboard and downstairs cloakroom WC. There is a useful home office or study positioned below the stairs with twin windows overlooking the gardens.

The broad stairs lead to a half landing level with beautiful views of the rear gardens and communal grounds beyond. The family bathroom has a modern three piece suite comprising of a wash basin with vanity units below, a WC and bath with mixer tap and shower attachment. The upper hall has access to four double bedrooms, one of which has a modern ensuite shower room. There is an upgraded shower room with quality tiling, a large walk in shower, wash basin with mixer set on a vanity unit with a timber worktop and WC. This room has an ornate leaded opaque window to the front of the property. An attic provides additional storage space.





Quarriers is a peaceful residential hamlet between Bridge of Weir and Kilmacolm. There are good road links to the local villages with primary education within Bridge of Weir, Port Glasgow and Kilmacolm which is also home to the prestigious St Columba's School offering private education at nursery, primary and secondary levels. There are road links via Bridge of Weir towards the A737 dual carriageway, Glasgow International Airport and M8 motorway network leading to Glasgow city centre.

BW2514 | Sat Nav: Nittingshill, Faith Avenue, Quarriers Village, Bridge of Weir, PA11 3TF

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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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