

Upper Conversion
Garail, 24 Thornly Park Avenue, Paisley, PA2 7SD

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Situation

Garail is located within leafy conservation area of Thornly Park, one of Paisley's most sought after and tranquil conservation areas located on the town's south side.

Paisley offers a wide choice of primary and secondary schools, and a convenient bus pick-up/drop-off points within for various independent School. The town is also home to the University of the West of Scotland and has regular bus and rail transport links, as well as easy access to Glasgow, the Erskine Bridge and beyond via the M8 motorway.

The surrounding countryside is easily accessible, with the scenic Gleniffer Braes Country Park just a short walk away. A wealth of local amenities includes shopping, dining, and leisure options, with Silverburn and Braehead Shopping Centres both around 10 minutes' drive from the property. Glasgow City Centre, around only 10 miles away, offers extensive retail, professional, and cultural amenities. Glasgow International Airport lies approximately 3.5 miles to the north; despite this proximity, Thornly Park remains exceptionally peaceful thanks to remote flight paths.

There is convenient access to the surrounding countryside including the Gleniffer Braes Country Park. Paisley is well served by several golf clubs, including Paisley Golf Club, Fereneze, and Ralston, are all nearby parkland courses. Leisure options abound locally with the Lagoon Indoor Water Centre, Braehead Soar (offering cinema, bowling, and climbing), and the David Lloyd Tennis and Fitness Club all within easy reach.















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‘Garail’

A rare opportunity to acquire this spacious three bedroom/two public room upper conversion family home, situated within the highly popular enclave of Thornly Park.

Garail, built circa 1906, is a two storey C Listed detached house, was built by Lt Col James Craig Barr. On his death, Garail in Paisley was split in 1947 between his two daughters. An entrance tower was added and the original staircase to the lower half was reused, relocated to this entrance tower. The original position of the staircase can be seen at the wood panelling on the landing. The present owner of the upper flat purchased it from one of the daughters, in 1977.

This family home extending to around 2,174 Sqft (202 Sqm), offers exceptionally spacious and versatile accommodation, retaining a number of attractive original features that reflect its period heritage and, whilst now offering requiring modernisation and upgrading, presents an exciting opportunity to create a truly outstanding family home.

The floor plans and photographs will provide a summary of the accommodation and early viewing is advised as the property should not fail to please the discerning purchaser.

The accommodation comprises:

Ground Floor: Entrance vestibule with staircase to upper floor.

First Floor: Impressive wood panelled reception hall with feature fireplace and stove. Stained glass window to side, enjoys the morning sunshine. Generous sitting room with a feature fireplace and an elegant turreted seating area is an attractive feature of this room, providing an additional space from which to enjoy the surrounding outlook. Spacious dining/family room with feature fireplace. Well appointed refitted painted oak kitchen from John Taylor of Giffnock, with range of floor and wall standing units, complementary granite worktop surfaces and appliances by Britannia, Miele, Liebherr and Insinkerator. Separate Utility room. Guest WC. Three good sized bedrooms. The house bathroom with triple glazing, separate Matki shower enclosure and storage completes the accommodation.

A particular feature of this home is the well kept private and generous southerly facing gardens, The grounds provide privacy and shelter with an expansive lawn, seasonally colourful with well stocked borders and terraces.

There is a driveway providing off street parking for several cars leading to a detached double garage with remote controlled door. Garden stores for added storage and convenience.



















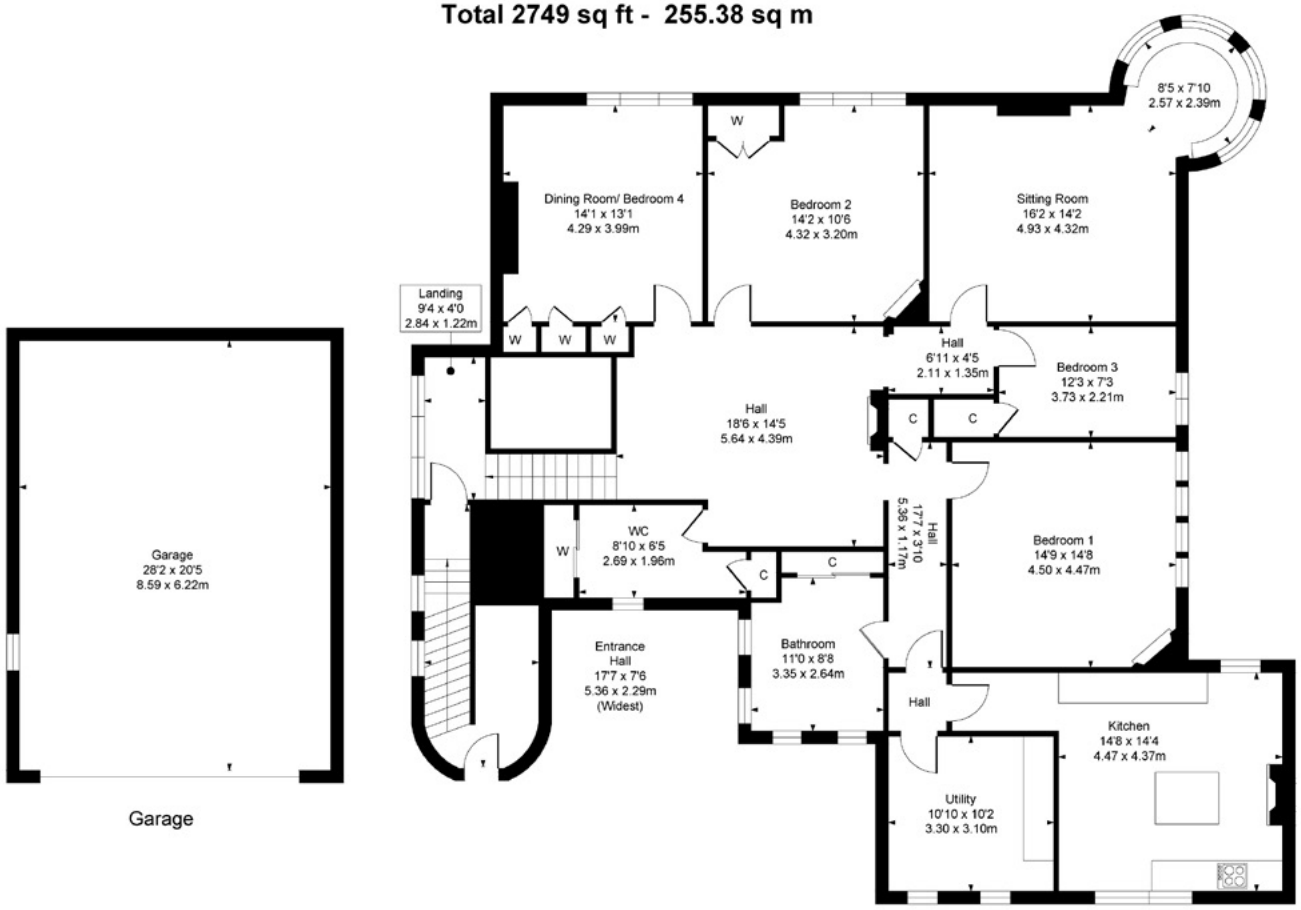






Garail, 24 Thornly Park Avenue, Paisley

Approximate Gross Internal Area
Main House 2174 sq ft - 201.97 sq m
Garage 575 sq ft - 53.41 sq m
Total 2749 sq ft - 255.38 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property.

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Viewing
By appointment through
Nicol Estate Agents
Newton Mearns

Outgoings
Renfrewshire Council
Band G

Fixtures & Fittings
Only items specifically mentioned in the sale particulars are included in the sale price.

Energy Efficiency Rating
Band G

Local Authority
Renfrewshire Council
Cotton Street,
Paisley PA1 1EG
0300 300 0330

Property Reference
3692

46 Ayr Road, Newton Mearns, Glasgow G46 6SA | 0141 616 3960 | fax 0141 258 2761 | mail@nicolestateagents.co.uk
1 Helena Place, Busby Road, Clarkston, G76 7RB | 0141 638 4541 | fax 0141 258 2761 | clarkston@nicolestateagents.co.uk

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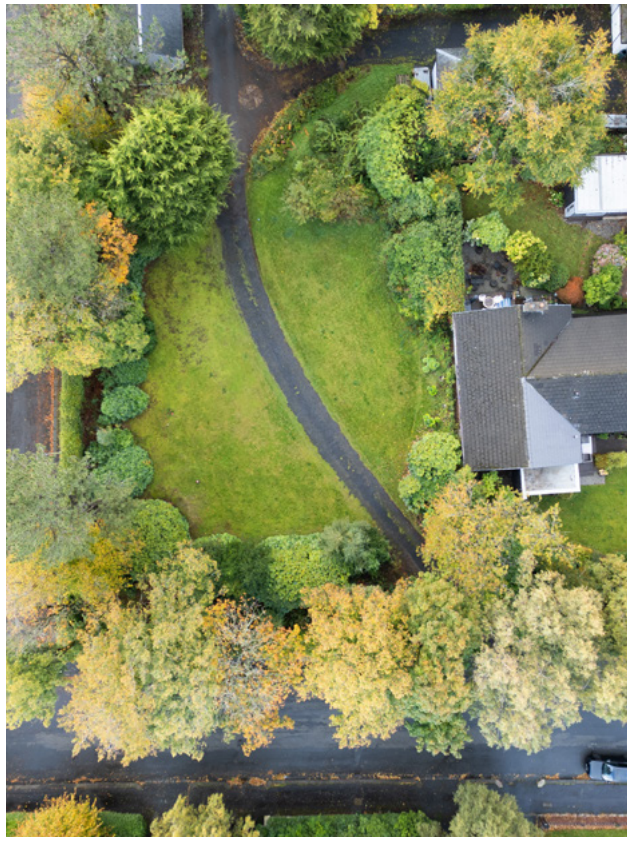
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Residential Plot

Available by separate negotiation

An excellent opportunity and seldom available building plot with planning permission for a 2 storey three bedroom/ three public room detached villa extending to approximately 195 Sqm (2,098 Sqft), located within the highly popular enclave of Thornly Park, one of Paisley's most sought after and tranquil conservation areas. The plot, approximately 1400m2 (0.345 acres), has planning for an erection of two storey detached dwellinghouse (Ref: 19/0590/PP)

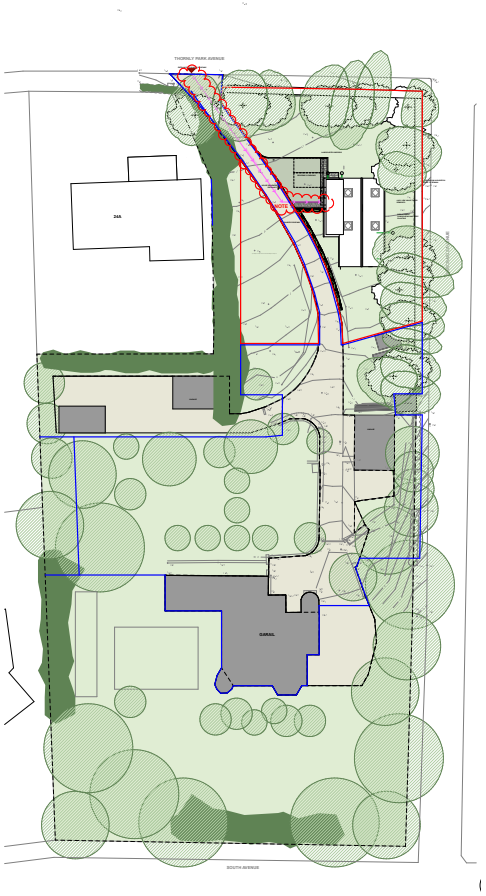
Changes to current plans would be subject to obtaining the necessary planning consents. Any enquiries should be made direct to Renfrewshire Council

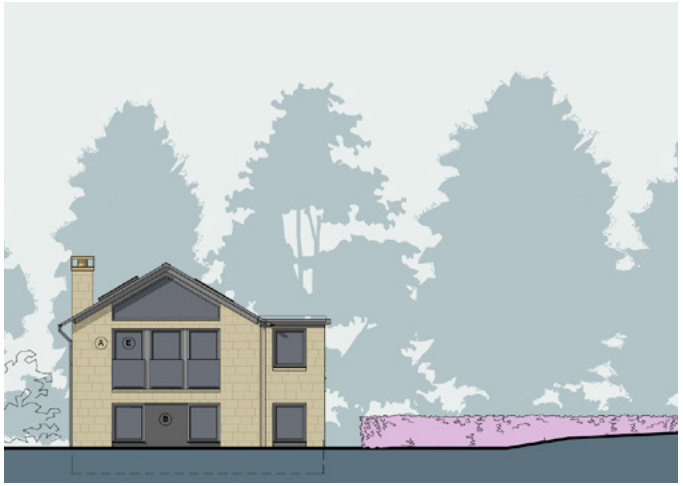












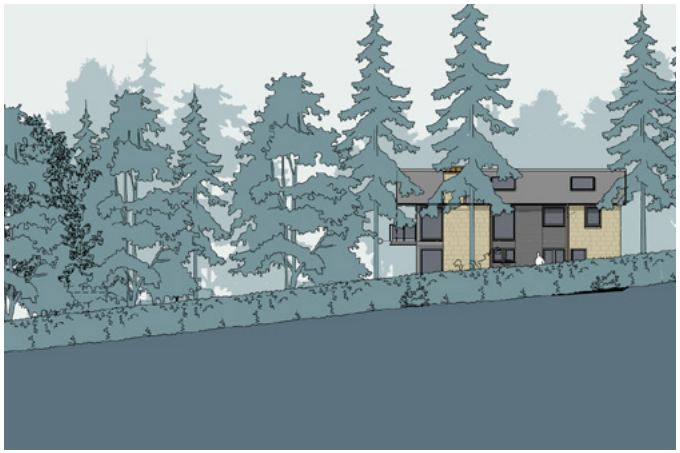


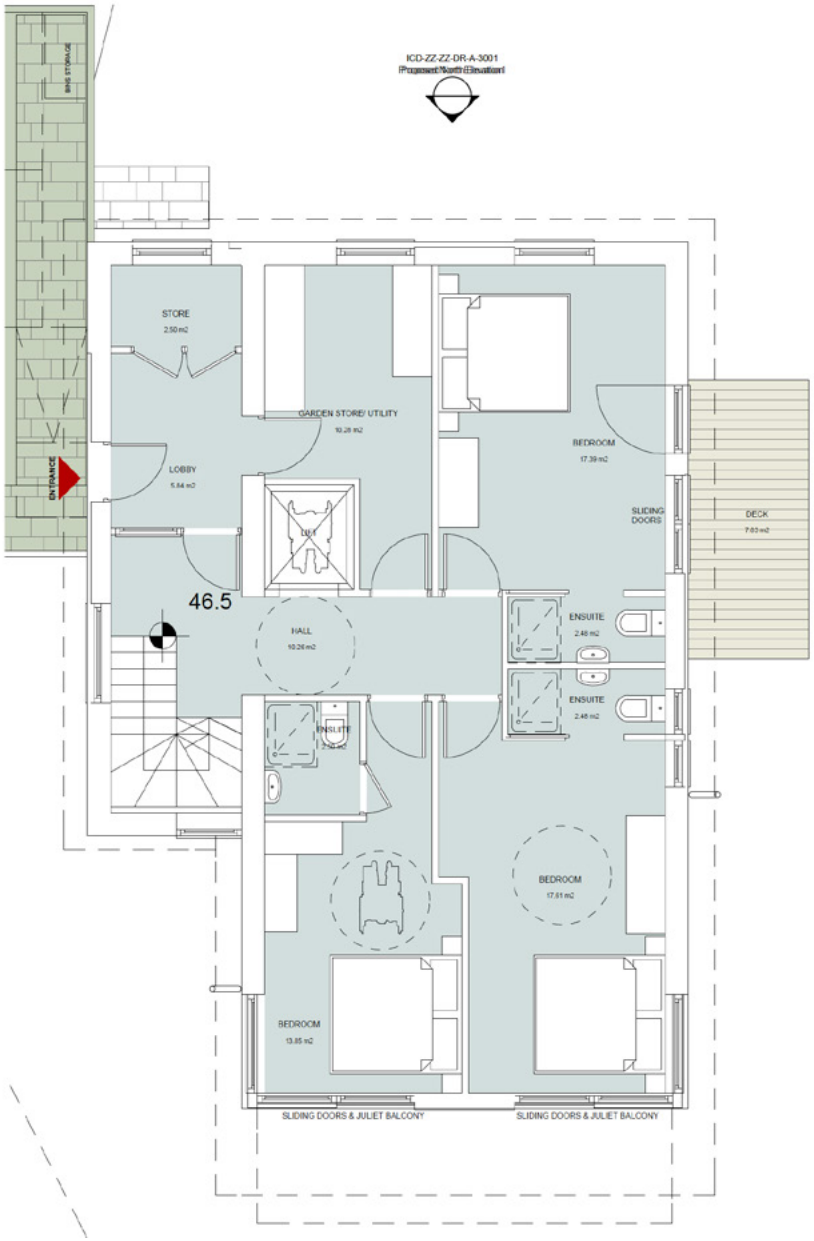


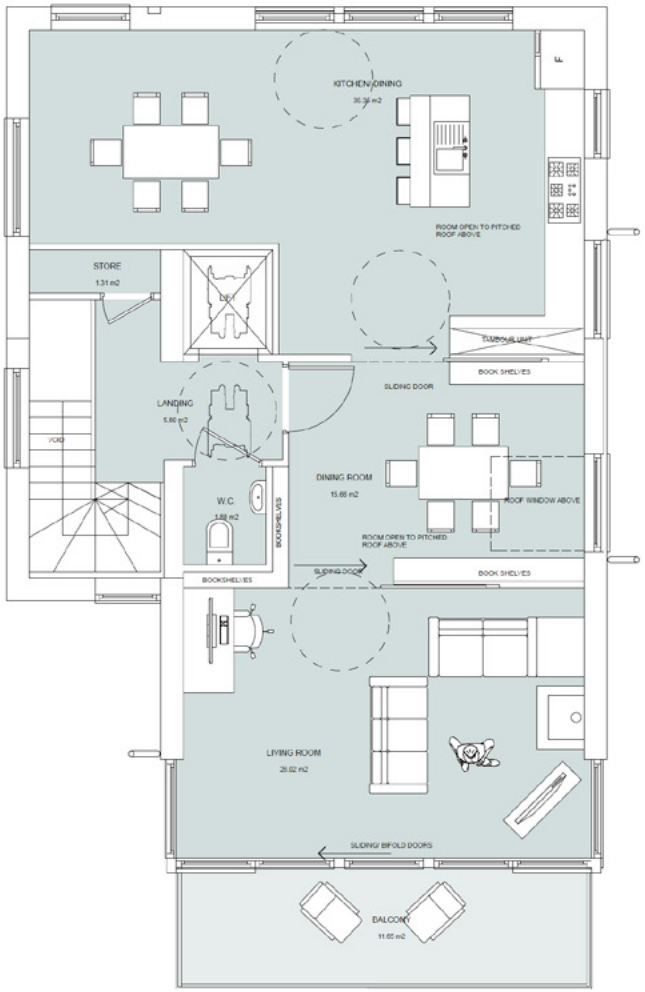












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