



8 Woodland Avenue
Paisley | PA2 8BH

pattison&co

Offers Over £390,000



8 Woodland Avenue, Paisley, PA2 8BH

This spectacular blonde sandstone semi detached property is presented to market in one of Paisley's most desirable locales. The property enters from Woodland Avenue via it's exclusive use driveway, and the substantial plot benefits from well maintained front and rear garden grounds. Set back from the main street, the entrance hallway opens to provide access to all rooms and grand internal staircase. The front vestibule houses the boiler and acts as a handy cloak room. The bright and expansive living room spans the full width of the property and retains many of it's original features such as wooden flooring and bay windows. The living room is complete with two integrated storage spaces and feature fireplace, and is complete with period hatchway in to the butler's pantry located behind the staircase and accessed via the dining room. Also on the ground floor is a sizeable sitting room which could be used as a bedroom or playroom. The kitchen is accessed via the formal dining room and integrated storage cupboards. The kitchen benefits from wall and floor mounted cabinetry, feature splashback and space for white goods. A toilet room is accessed off of the kitchen together with an old boiler room bonus space. A feature skylight sits atop the internal staircase, and upstairs you will find 4 well proportioned bedrooms. The front facing master bedroom benefits from feature bay window allowing for floods of natural light to flow in to the room, and each of the 4 bedrooms provide space aplenty for a double bed with storage. Bedroom 3 offers a unique private study room, accessed via a small set of stairs, containing built in desk space and shaker style wood panelling to walls. The family bathroom benefits from full height traditional tiling , tiled floor, WC, basin and bath. To the rear of the property there is a single garage and garden grounds to enjoy the spoils of the Scottish sun. There is also potential for a buyer to expand in to the sizeable attic space is desired (subject to planning). The property specification includes gas central heating (new boiler installed in 2023) and UPVC double glazed sliding sash windows. This property is a truly fine example of a period property and will be sure to appeal to a wide range of buyers.



All room measurements are taken at the longest and widest points and are approximate:-

Living Room: 4.56m x 6.84m

Sitting Room / Bedroom: 3.84m x 3.50m

Dining Room: 3.83m x 3.50m

Utility / Storage Room: 2.18m x 1.12m

Kitchen: 3.20 x 2.07m

Master Bedroom: 4.56m x 3.74

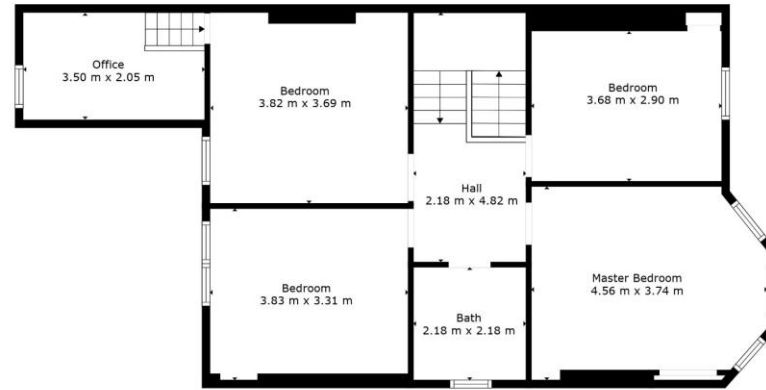
Bedroom 2: 3.68m x 2.90m

Bedroom 3: 3.82m x 3.69m

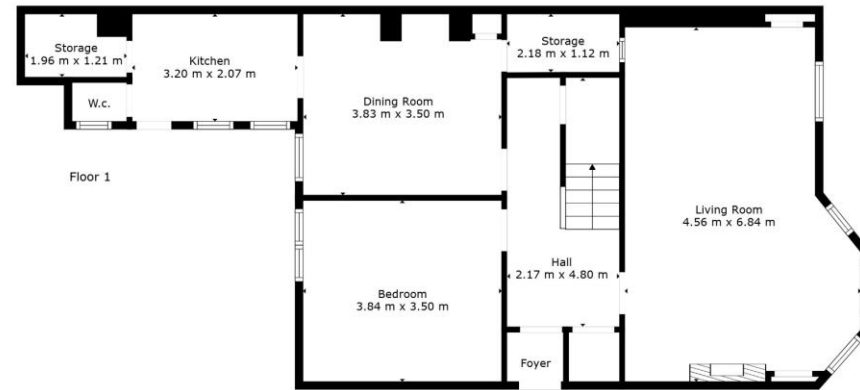
Office / Study: 3.50m x 2.05m

Bedroom 4: 3.83m x 3.31m

Family Bathroom: 2.18m x 2.18m



Floor 2



Floor 1

TOTAL: 158 m²
 FLOOR 1: 78 m², FLOOR 2: 80 m²
 EXCLUDED AREAS: STORAGE: 4 m²

Floorplan Created By Procapture Media. Measurements Deemed Highly Reliable But Not Guaranteed.



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84
69-80	C		
55-68	D	57	
39-54	E		
21-38	F		
1-20	G		



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



117 Byres Road, GLASGOW, G12 8TT
 www.pattisonandcompany.com Fax: 0141 357 2871 propertyadmin@pattisonandcompany.com

0141 334 7706