

ISSUE 19

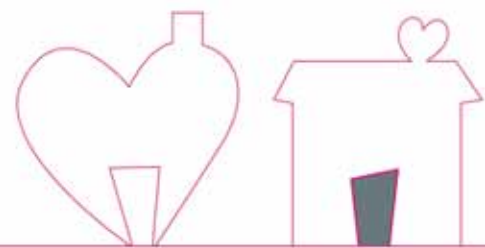
House

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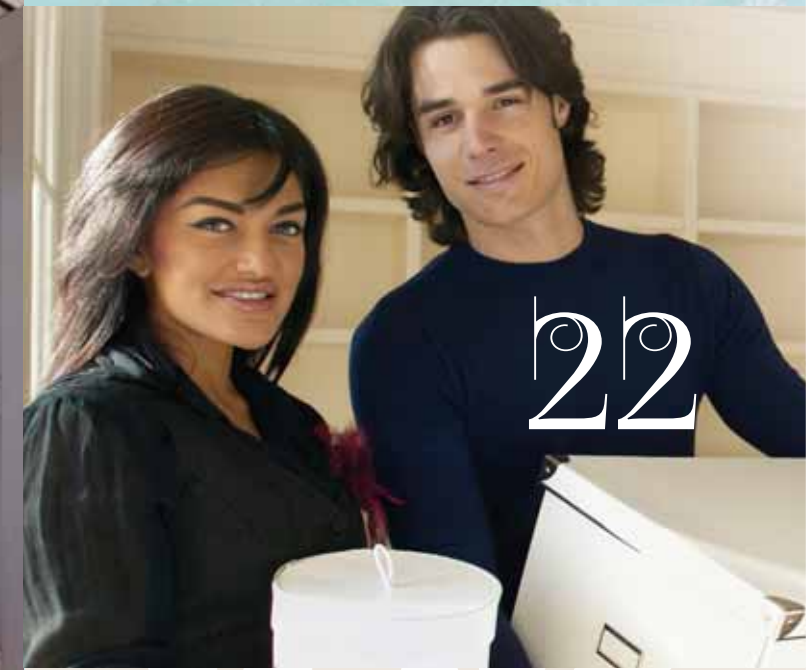
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Curtis Chisholm & Iain Storrrie
DIRECTORS

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Welcome

WELCOME TO THE LATEST EDITION OF 'HOUSE', COCHRAN DICKIE'S PROPERTY AND LIFESTYLE MAGAZINE THAT BRINGS TOGETHER HOUSE BUYERS, SELLERS AND THOSE PEOPLE DIRECTLY INVOLVED IN THE PROCESS.

Welcome to Spring! At the time of writing the sun is out but the temperature is still low however we are seeing 'green shoots' here in the Cochran Dickie HQ thanks to some Easter buyers. Up until the end of March we have had a fantastic start to the year with sales increasing by another 10% on last year and 20 % more property coming to the market. Of course regular readers of HOUSE will have read me saying this before but I'm sure that it is a combination of more property coming to the market and ourselves getting more market share. What is evident though is the enquiry levels and demand in my opinion are still relatively high; it's the ability to purchase that is difficult. Until now!! Help is now on its way according to the budget. As you will read in the magazine George Osborne is doing his best to help the housing market and if it feeds in as he has intimated, in can only be good for us all.

they also included things like transport links, high street not like a rat run, natural beauty AND even access to the nearest Waitrose! Do they know something we don't?!

Enjoy the magazine.

Curtis Chisholm

H

On a different note it was interesting to read the Sunday Times article in the middle of March stating that Bridge of Weir was in one of the 101 best places to live in Britain. The criteria as to how they came to their decision you would tend to agree with, hard data like; crime statistics, school performance life expectancy and house prices but



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HOME REPORT

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PLOT 5



AVENEL

KILMACOLM, RENFREWSHIRE

Avenel is a new development of 6 elegant detached 'Arts & Crafts' homes completed to an exacting standard set in generous landscaped gardens with access to private wood and trout river. The entire site extends to some eight acres and is located on the western fringe of the attractive west Renfrewshire village of Kilmacolm.

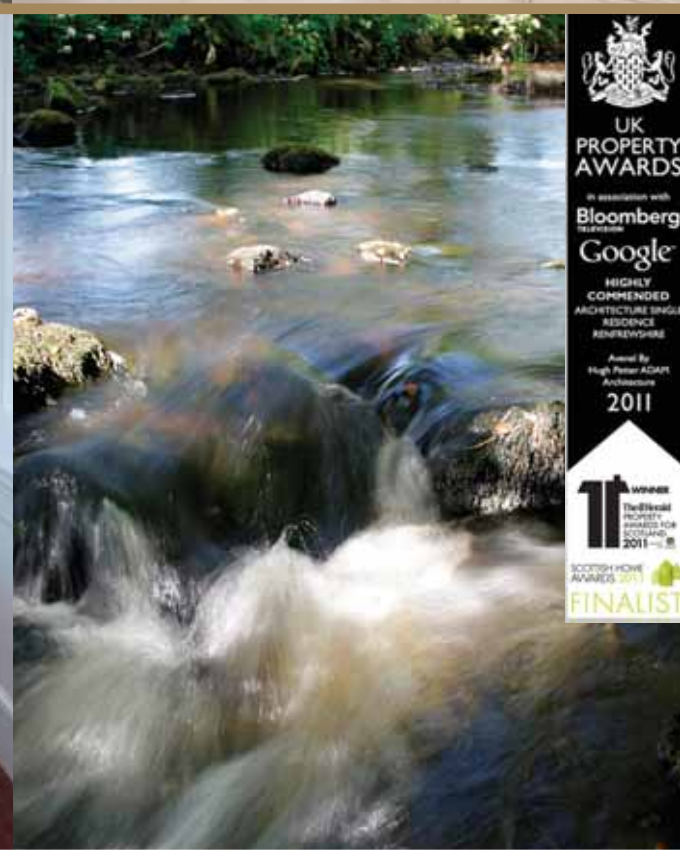
Interior images shown are of completed Avenel properties.



PLOT 2



10 House



PLOT 2 - OFFERS OVER £1,500,000
PLOT 5 - OFFERS OVER £875,000

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House 11

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Selling Houses



Avenel
 Knockbuckle Lane,
 Kilmacolm
 PLOT 2
 OFFERS OVER £1,500,000

Avenel is a development of 6 Arts & Crafts designed

properties set in some eight acres, formerly the gardens of Avenel house, and fringes both the village, open countryside and farmland.



Beechcroft,
 West Glen Road
 OFFERS OVER
 £449,000

'Beechcroft' is a charming 4 bedroom, 3 public room elevated Victorian villa situated in a much

admired address in a sizeable plot, amidst landscaped garden grounds.



North Craigmarnloch,
 Kilmacolm
 OFFERS OVER
 £385,000

North Craigmarnloch is a charming four bedroom detached house surrounded by lush garden grounds of around one and a half acres.



33 Shuttle Street,
 Kilbarchan
 OFFERS OVER
 £325,000

This immaculate five bedroom, four public room detached villa is set in a cul de sac of only five homes

and was built by McMurray, the renowned local builder and is situated in the highly sought after conservation village of Kilbarchan.



Avenel
 Knockbuckle Lane,
 Kilmacolm
 PLOT 5
 OFFERS OVER £875,000

Avenel is a development of 6 Arts & Crafts designed

properties set in some eight acres, formerly the gardens of Avenel house, and fringes both the village, open countryside and farmland.



33a Auchengreoch
 Avenue, Johnstone
 OFFERS OVER
 £435,000

Number 33a Auchengreoch Avenue is a stunning 6 bedroom modern detached villa of

some 3700 square feet of internal accommodation, including an indoor leisure pool, and overlooking the 8th hole of Cochrane Castle golf course.



19 Lomond Crescent,
 Bridge of Weir
UNDER OFFER

An individually modern built, 4 bedroom detached villa set in a private road with attractive views over open countryside.



51 Birchwood Drive,
 Paisley
 OFFERS OVER
 £299,950

Detached five bedroom villa with recently extended living accommodation



'Northfield'
 Lochwinnoch Road,
 Kilmacolm
 OFFERS OVER
 £695,000

5 bedroom detached villa with circa 3800 sq ft of internal accommodation,

set in a small prestigious development within close proximity to the village of Kilmacolm.



20 Church Road,
 Quarriers Village
 OFFERS OVER
 £420,000

Number 20 Church Road is a handsome 4/5 bedroom late Victorian detached family home (circa 1888) with private gardens.



20 Whitelea Avenue,
 Kilmacolm
 OFFERS OVER
 £379,000

This beautifully appointed modern detached villa is situated at the end of a quiet cul de sac and is set in arguably the largest plot within a very popular residential locale.



48 Victoria Road,
 Paisley
 OFFERS OVER
 £299,950

Substantial modern detached family villa with 5 bedrooms and excellent living space.



Ard Mhor,
 Lochwinnoch Road,
 Kilmacolm
UNDER OFFER

'Ard Mhor' is a beautiful 5 bedroom residence, traditionally constructed

with internal square meterage extending to 280sq m. Located in the south of the village with fabulous open aspects to the rear.



Wraysbury, Watt Road,
 Bridge of Weir
 OFFERS OVER
 £395,000

'Wraysbury' is a beautiful traditional 3 bedroom, 3 public semi detached sandstone villa set in substantial garden grounds in one of Bridge of Weir's most desirable addresses.



5 Hebrides Grove,
 Inverkip
 OFFERS OVER
 £325,000

Number 5 Hebrides Grove is a truly exceptional luxury detached villa which has been architecturally extended and modernised to create a beautiful family home.



Wheatlands Farm,
 Kilbarchan
 OFFERS OVER
 £295,000

Beautiful detached traditional farmhouse circa 1688 and was rebuilt in its current form in the early 80's with granny annexe.



'Ardfearn'
Kilgraston Road
UNDER OFFER

Built in the 1950's, 'Ardfearn' is a charming 3 bedroom, 3 public room detached family villa requiring a degree of modernising and upgrading.



22 Leeburn Avenue,
Houston
OFFERS OVER
£280,000

4 bedroom detached bungalow in excellent decorative order with an unusual vaulted ceiling.



25 Stanely Avenue,
Paisley
OFFERS OVER
£255,000

This beautiful detached six apartment villa sits in a popular address with fantastic gardens.



57 Hawthorn Crescent,
Erskine
OFFERS OVER
£219,995

Extended detached bungalow with stunning open aspects to rear.



7 Rotherwick Drive,
Ralston, Paisley
OFFERS OVER
£289,995

This detached villa is on outstanding condition and offers excellent living accomodation.



1 Kilallan Avenue
Bridge of Weir
OFFERS OVER
£270,000

1 Kilallan Avenue is a unique spacious 4 bedroom detached villa of some 2000sq ft of well finished internal accommodation, set in landscaped gardens in a rare to the market estate, in the heart of Bridge of Weir.



1 Melfort Bungalow,
Kilbarchan
UNDER OFFER

Fabulous 3 bedroom modern detached bungalow set amongst mature garden grounds, with fishing rights and direct access to the River Cart.



Briglinn Cottage, 2a
Kilmacolm Road,
Bridge of Weir
OFFERS OVER
£215,000

Briglinn Cottage is a charming traditional semi-detached cottage located in the heart of Bridge of Weir dating back to circa 1833 and is presented to the market in beautiful decorative order.



47 Torridon Drive,
Renfrew
OFFERS OVER
£285,000

Beautiful 4 bedroom modern detached family home in popular residential cul de sac.



53 Lochhead Avenue,
Lochwinnoch
OFFERS OVER
£265,000

Set within a modern cul-de-sac and having a riverside location in the heart of Lochwinnoch, is this well presented and spacious 4 bed detached family villa.



Dunrobin, Bowfield
Road, Howwood, PA9
OFFERS OVER
£240,000

Situated in an elevated position 'Dunrobin' is a rare to the market extended detached bungalow built in circa 1930's.



11 Kirkfield Wynd,
Howwood
OFFERS OVER
£199,950

Number 11 Kirkfield Wynd is a modernised and upgraded detached modern villa re-modelled internally to create open living within a very bright and spacious family home.



44 Victoria Road,
Brookfield
OFFERS OVER
£285,000

Extended traditional semi detached villa.



27 Albert Road,
Brookfield
UNDER OFFER

A traditional, 3 bedroom 3 public room semi detached villa, architecturally extended and set in a double feu, offering stunning mature garden grounds.



5 Strathgryffe Crescent
Bridge of Weir
OFFERS OVER
£239,000

Situated on the edge of the village of Bridge of Weir sits this immaculately presented and comprehensively upgraded, 4 bedroom modern detached bungalow.



15 Berl Avenue,
Houston
OFFERS OVER
£199,000

Situated within a very popular residential locale and in a preferred cul de sac location is this chalet style 5 apartment detached family villa.



15 Torr Avenue,
Quarriers Village
OFFERS OVER
£285,000

Number 15 Torr Avenue is a beautifully appointed 6 bedroom family home, one of only two within a cul de

sac setting, adjoining farmland affording fabulous open aspects.



28 Hunterhill Road,
Paisley
OFFERS OVER
£259,000

Number 28 Hunterhill Road is a stunning 3 bedroom main door lower conversion comprehensively upgraded to create a modern home behind the façade of a traditional blonde sandstone building.



3 Steeple Square,
Kilbarchan
OFFERS OVER
£225,000

A rare to the market 3 bedroom semi-detached cottage originally built in circa 1700s and comprehensively re-developed in 2007, creating a beautiful family home.



29 Glendentan Road,
Bridge of Weir
OFFERS OVER
£199,000

Detached villa, upgraded and beautifully appointed throughout, offering flexible family accommodation and views to Old Ranfurly Golf Course.



2 Barrcraig,
Bridge of Weir
OFFERS OVER
£280,000

This rare to the market 4 bedroom John Lawrence detached family villa has been upgraded and is in excellent decorative order throughout.



7 Woodland Avenue,
Paisley
OFFERS OVER
£255,000

This beautiful extended detached villa is in immaculate condition. The property offers flexible accommodation with spacious apartments and a stunning extension to the rear creating a bright dining kitchen.



9 Mayfield Drive,
Howwood
OFFERS OVER
£220,000

An outstanding 5 bedroom detached modern villa set in a beautiful and established location.



62 Park Gardens,
Kilbarchan
OFFERS OVER
£195,000

Fabulous 4 bedroom detached villa extended and modernised, set within a very popular residential locale.



21 Redwood Crescent, Bishopton

UNDER OFFER

This charming 4 bedroom semi detached chalet villa sits in a corner plot in a popular Bishopton address.



63 Hazelwood Road, Bridge of Weir

OFFERS OVER £167,995

Larger style 3 bedroom semi detached villas offering great family accommodation over two levels in the ever popular locale of Hazelwood Road.



5 Torran Drive, Erskine

OFFERS OVER £149,950

Nestled in the ever popular estate of Torran Drive is this exceptionally presented 3 bedroom semi detached villa, beautifully appointed and set in a good sized plot with open aspects to the rear.



12 Locher Way, Houston

OFFERS OVER £129,000

This well appointed 2 bedroom semi detached villa is set within the ever popular cul de sac of Locher Way.



19 Tantallon Drive, Paisley

OFFERS OVER £195,000

Rare five bedroom extended detached villa offering spacious and flexible family accommodation.



32 Osprey Crescent, Paisley

OFFERS OVER £164,000

This modern detached villa is in excellent condition and would make an ideal purchase for a family.



18 Thornwood Drive, Bridge of Weir

OFFERS OVER £139,000

This former Doran constructed three bedroom bungalow was re-faced in circa 2005 creating a home now ideal for a downsizer or family alike.



8 Wateryetts Drive, Kilmacomb

OFFERS OVER £129,000

This 5 apartment mid terraced villa offers excellent flexible family accommodation and sits in an elevated position within very popular residential locale.



26 Linister Crescent, Howwood

FIXED PRICE £180,000

This stunning 4 bedroom modern detached villa has been upgraded, has a private rear garden and integrated single garage.



2 Broadloan, Renfrew

OFFERS OVER £159,995

This is a fabulous blond sandstone four bedroom traditional end terrace villa which has been meticulously upgraded and well maintained.

Comprehensively renovated over the past four years the subjects enjoy a very central location and also south facing rear garden.



26 St Boswells Crescent, Paisley

OFFERS OVER £139,000

Three bedroom semi detached villa in a quiet residential address.



4 Rosebank Gardens, Johnstone

OFFERS OVER £127,000

This beautifully appointed 3 bedroom semi detached villa is one of only three properties with a private shared driveway that leads to a parking space and single garage.



2 Balmoral Road, Elderslie

OFFERS OVER £179,000

This is a beautifully appointed 4 bedroom end terraced villa with a two storey extension, set in a very desirable residential locale.



50 Fischer Gardens, Paisley

UNDER OFFER

Situated at the end of a quiet cul de sac sits this immaculately presented and modernised four bedroom detached villa with South west facing gardens and conservatory.

bedroom detached villa with South west facing gardens and conservatory.



51 Earlshill Drive, Howwood

OFFERS OVER £135,000

Number 51 Earlshill Drive is situated at the end of the cul de sac and is a well presented and neutrally decorated 3 bedroom semi detached villa with arguably one of the largest gardens in the development.



522 Ritchie Park, Johnstone

OFFERS OVER £125,000

This modern, three bedroom, semi detached villa is in great condition throughout has a south facing garden. With a lounge and dining room it makes a great family home and viewing is recommended.



Flat 1 Ranfurly Church, Bridge of Weir

OFFERS OVER £179,000

Flat 1 Ranfurly Church is a 3 bedroom flat over three levels set within a handsome Grade 'B' Listed sandstone building occupying a prime corner position on the highly sought after Prieston Road.



44 Hillpark Avenue, Paisley

OFFERS OVER £159,000

This linked detached villa is set in a cul de sac location in a popular residential development. The property is in great condition throughout and has a generous plot.

is in great condition throughout and has a generous plot.



11 Cricketfield Lane, Houston

UNDER OFFER

Set close to the village centre of Houston, this 3 bedroom end terraced villa offers excellent family accommodation in a very much sought after location.



17 Rosebank Gardens, Johnstone

OFFERS OVER £120,000

Situated in the corner of this small development of modern properties is this stunning modern 3 bedroom semi detached villa.



1 Kilpatrick Drive, Renfrew

OFFERS OVER £175,000

This three / four bedroom extended detached villa is set in the preferred corner plot of this desirable cul-de-sac.



42 Dunvegan Avenue, Elderslie

OFFERS OVER £155,000

This semi detached villa sits in a generous corner plot in a popular part of Elderslie.



0/1 5 Greenlaw Avenue, Paisley

FIXED PRICE £135,000

Beautiful traditional ground floor apartment in the ever popular Greenlaw conservation area.



Flat 3/2 4 Highgrove Court, Renfrew

OFFERS OVER £119,000

This beautifully presented modern and spacious top floor flat is situated within the pop Highgrove area and is located close to the town centre.



0/2 95 Ruchill Street, Glasgow
OFFERS OVER £112,500
 This extremely spacious modern two bedroom apartment offers accommodation on the ground level.



78 Castlevue Drive, Paisley
OFFERS OVER £79,950
 Superb upper cottage flat with two bedrooms, private garden and parking.



1/4 22 Neilston, Paisley
OFFERS IN THE REGION £69,995
 This immaculately presented 1st floor flat is set within the former Royal Alexandria Hospital.



32 Colinslee Drive, Paisley
OFFERS OVER £55,000
 This one bedroom upper cottage flat is in the popular area of Lochfield and has a private driveway.



34 Locher Crescent, Houston
OFFERS OVER £110,000
 One bedroom terraced bungalow requiring modernising. With fabulous open aspects.



21 St James Avenue, Paisley
OFFERS OVER £79,950
 This charming two bedroom main door conversion offers accommodation on the level on a tree lined street.



12 Stoneybrae, Paisley
OFFERS OVER £69,000
 2 bedroom upper cottage flat is in a popular location in Paisley. The property requires some upgrading but offers a good level of accommodation.



86 Lounsedale Road, Paisley
UNDER OFFER
 This ground floor flat would be ideal for a first time buyer or those looking to down size.



16 Braeview Road
OFFERS OVER £99,000
 Immaculate two bedroom mid terrace villa in a quiet cul de sac.



Flat 12 Orr Square Church, Paisley
OFFERS OVER £79,500
 Beautiful one bedroom apartment in a converted church close to all local amenities.



Little Acre Forge, Kilbarchan
OFFERS OVER £65,000
 In the heart of the conservation village of Kilbarchan. Originally the village smithy dating back to the 18th century. A rare 1 bedroom cottage flat.



18 Plaintrees Court, Paisley
UNDER OFFER
 Rarely available one bedroom flat in a quiet development by Brodie Park.



46 Meikleriggs Drive, Paisley
OFFERS OVER £95,000
 This two level end terrace villa sit on a charming green. Lounge with wood burning fire, kitchen, 2 beds, bathroom. Generous end plot and detached garage.



33 Spey Avenue, Paisley
OFFERS OVER £79,000
 Excellent ground floor apartment offers a good level of accommodation.



20 Fisher Drive, Paisley
OFFERS OVER £62,000
 This one bedroom end terrace is the ideal buy for a first time buyer looking for a great home.



52 Burnfoot Crescent, Paisley
OFFERS OVER £45,000
 This three bedroom upper cottage flat is in need of modernisation but has the potential to be an excellent home.



1 Balmedie, Erskine
OFFERS OVER £87,500
 This well appointed and larger style 2 bedroom end terrace villa is set at the beginning of the estate and has open aspects.



5 Willow Avenue, Elderslie
OFFERS OVER £75,000
 This two bedroom mid terrace cottage is in a quiet, popular part of Elderslie.



G/L 63 Park Road, Paisley
FIXED PRICE £60,000
 2 bedroom ground floor flat. Good sized lounge, kitchen, 2 double bedrooms, bathroom, storage, GCH and double glazing.



Plot, 1 West Main Street, Harthill
OFFERS OVER £39,950
 Residential Building Plot with detailed planning permission, regular shaped of 387 square meters, situated in a pleasant position on Westcraigs Road to the east of Harthill village.



79 Glenapp Avenue, Paisley
OFFERS OVER £85,000
 This 3 bedroom split level mid terrace villa offers a good level of family accommodation.



Flat 10 14 Kilinside Road, Paisley
OFFERS OVER £75,000
 Modern top floor two bedroom flat in a well maintained block in a popular location.



138 Lochfield Road, Paisley
OFFERS OVER £59,995
 This outstanding one bedroom upper cottage flat has been comprehensively modernised and upgraded and is set in the popular area of Lochfield.



2/1 49 Bank Street, Paisley
UNDER OFFER
 This top floor flat is in a central location in Paisley. The property would make a good rental property and would also be ideal for a first time buyer



Flat 3/1 The Elipta, 110 Saucel Crescent, Paisley
OFFERS OVER £85,000
 Modern two bedroom open plan apartment close to Canal Street train station.



Flat 46 Minerva Court, Finnieston
UNDER OFFER
 Modern elevated ground floor flat, close to both the West End and the city centre. Requires some cosmetic upgrading.



Cairndow Court, Muirend, Glasgow
OFFERS OVER £59,000
 This 1 bedroom upper cottage flat in the popular Cairndow Court retirement development is an easily maintained property in a convenient location.



69 Springbank Road, Paisley
FIXED PRICE £29,000
 This top floor one bedroom apartment offers a great first time buy or buy to let.



58 Aurs Road, Barrhead
OFFERS OVER £79,950
 This two bedroom semi detached villa has terrific sized rooms and should be viewed.



22 Espedair Street, Paisley
OFFERS OVER £69,995
 This traditional two bedroom flat is in excellent condition having been recently refurbished.

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'Help to Buy'

Signals major a change to the property market

The chancellor's latest plan to boost home ownership could have a substantial impact on the property market – both now and when it comes in to effect in 2014. And the effect could be larger in Scotland than elsewhere in the UK.



Implemented correctly (and it is not certain that it will be - see below), 'Help to Buy' will do just what it says; put buying within the reach of thousands of would-be home owners who don't have a large enough deposit to get a mortgage but who could easily afford the monthly mortgage payments.

That could mean a significant change in the market. The biggest group of potential beneficiaries are those who are currently renting and who might now have the chance to buy without the need for a large deposit. So called 'second steppers', who don't have enough equity in their current home for a deposit on a larger home, could also find their chances of moving up the ladder are greatly improved.

Mortgage insurance guarantee

The Mortgage Insurance Guarantee scheme will be the equivalent of the government putting up a 15 per cent deposit on a mortgage for any property, new or established, (up to £600,000) provided that the buyer also contributes five per cent.

That effectively creates a 20 per cent deposit which would allow the buyer to qualify for a mortgage – provided the lender is satisfied that he or she can afford the repayments.

The government is not actually putting up any money, it is merely saying to the lender that it will cover losses up to 15 per cent of the loan in the event of default if the loss is greater than the buyer's five per cent deposit.

The government says that it will provide sufficient guarantees for up to £130 billion worth of mortgage lending. That's about 10 per cent of total outstanding mortgage lending and pretty much the total gross mortgage lending for a year at the current low rates of activity.

Market effect

There are at least three things that might hobble the scheme, but assuming they are avoided, the impact on the property market could be significant in two ways.

Firstly, it should boost transactions. Overall, it could increase the number of buyers in the market by around 10 per cent. And transactions are likely to grow by a lot more than that since most sellers go on to buy another property which, in turn, results in another sale and so on. We can see that a

significant number of purchases are stalled because the aspiring buyer can't sell their current home and if Help to Buy unblocks that log jam, there could be a sharp rise in activity.

Secondly, it could reduce demand for rented property to some extent. A lot of the new buyers are likely to be people currently renting. For many tenants, rent is higher than the equivalent mortgage payments, so many should be able to afford a mortgage if they could get one. This is particularly true of Scotland where the mortgage costs are lower compared to rent than in most other parts of the UK.

Thirdly, buyers with the necessary deposit could well decide to buy before the scheme comes in to effect at the start of 2014, rather than wait until there are more buyers in the market. That could mean that the scheme has an effect on the market even before it is available.

What could go wrong?

Help to buy won't work, or will work less effectively if:

1. Funding for Lending is not renewed.

This is due to end next year, just at the point at which Help to buy comes in to effect, but there has been much talk of extending and even expanding it. If it is allowed to expire, it will limit the amount lenders have to lend.

2. Capital allowances are not reduced.

Mortgage lenders are required to hold more capital (against a possible loss) when they lend at high loan to value ratios. In fact, they need to have eight times more money to provide a 90 per cent mortgage than they do for a 60 per cent mortgage. From their point of view, it makes no sense to lend one person a mortgage at a high loan to value when they could lend money to eight buyers with a better deposit.

If the rules mean that they have to treat mortgages with a government guarantee under Help to buy as if they were 95 per cent rather than 80 per cent mortgages, the banks and building societies simply won't have the funds to lend.

3. Remortgaging

The scheme needs to apply to purchases only. If existing owners can use it to remortgage, possibly to a better rate, then it will have no impact on transactions.

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Rosie and Alison, owners of Woodlands Day Nursery have always appreciated the wonderful outdoor environment that has surrounded Woodlands and now they have finally achieved their goal to match the outdoor environment with a state of the art indoor environment.

The new Nursery building is not just a wonderful "space" for the children but also staff and parents, as it will now have extra facilities to ensure everyone feels welcomed, and can enjoy their visit or stay at Woodlands. The new build is set in a conservation area and has met all European O2 omission guidelines to ensure it is also an Eco friendly Nursery using underfloor heating from an air source vent pump and the lighting is high frequency with piro sensors which all will reduce O2 omissions.

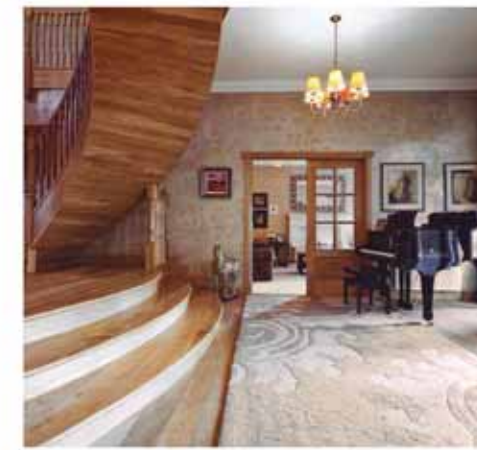
All playroom windows are low level and along with Velux windows this will enable the children to appreciate all seasons and the surroundings they are in and feel like they are outdoors even when they are indoors!

However, the outdoors is where Woodlands heart has always been and while working alongside the forestry commission last year their vision is to progress on everything they have learned to have outdoor play areas which not only are exciting and adventurous for the children but also compliment and benefit from the wonderful setting.

Woodlands have included everyone involved in using their service to have their say in how the Nursery should look and they are very pleased with the finish. This is just the beginning, they aim to continue to progress ensuring they meet the individual needs of all the children, providing a curriculum which stimulates children's curiosity, promotes independence and provides a secure, happy foundation for learning.

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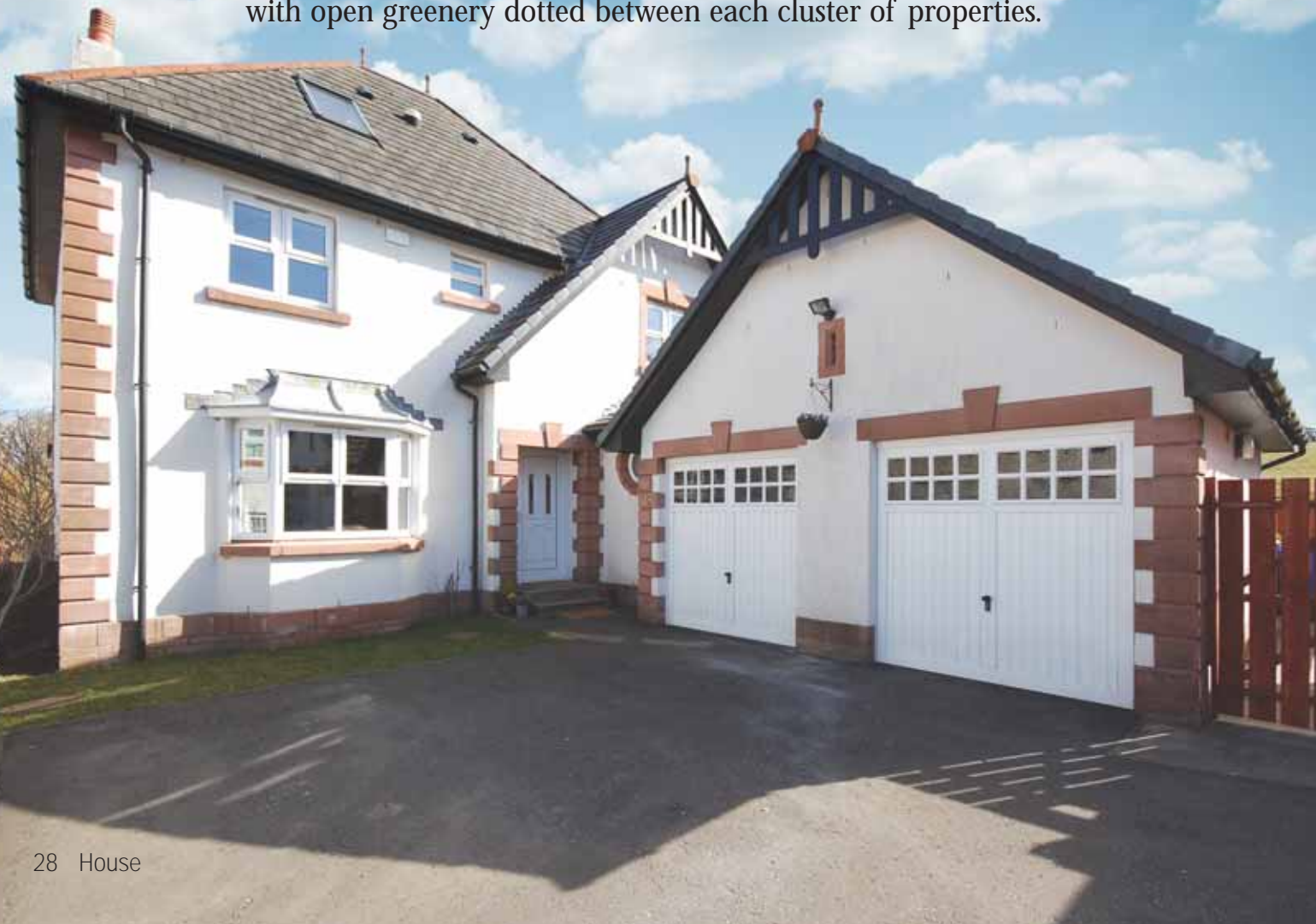
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A MODERN Classic

Quarriers Village is a truly remarkable place. Founded by William Quarrier in the 1870s, this picturesque Renfrewshire setting has a unique character, eschewing modern urban design in favour of streets called

Faith, Hope and Love,

with open greenery dotted between each cluster of properties.



Accessed via a single-track bridge across a stream, Torr Avenue is a typical Quarriers Village setting, and its collection of contemporary detached villas still adheres to William Quarrier's original masterplan for well-spaced buildings. Each house is set back from the road within substantial gardens, and four of these villas are even more secluded than that, with a brace of compact cul-de-sacs housing just two properties each.



The expansive detached villa seen here is almost completely screened from passing traffic, beyond a driveway lined with stone walls. With a detached double garage reprising the main property's bold gable frontage, this is clearly a home of substance, and its architecture lends it a timeless aura, combining a bay window with Tudor-style timbering, while fresh white harling is bordered by period cornerstones and edging.

A shallow portico flanks the front door, which opens into a reception hallway of undisputed modernity. Ash flooring extends around a straight-ahead staircase, with various internal doors accessing a combination of main and ancillary apartments. Foremost among the former is a double-aspect lounge, with an archway allowing this huge public apartment to handle living and dining roles simultaneously. It also works pretty well as a unified apartment, with a continuation of the hallway's flooring and a trilogy of three-pot brass chandeliers augmenting the sunshine that pours through its southerly bay window, beside an understated living flame gas fire in a timber mantelpiece.

Across the hallway, a dining room displays similar levels of brightness, thanks to a combination of a charming circular porthole window and French doors. These swing out into a compact side garden, with a slate pathway and shrub borders fashioned out of old railway sleepers. The rear garden is laid mainly to lawn, with a sizeable patio linking these two distinct zones, and this patio enjoys particularly fine views across a sloping field behind the half-height timber picket fence. These tranquil aspects ensure high levels of



privacy, making the gardens a thoroughly pleasant place to spend time. When conditions are less clement, a hexagonal conservatory provides an alternative location for admiring those grassy views. This was part of the original property when it was constructed back in 2001, so it merges seamlessly with its surroundings, right down to a reprise of the slate tiling found outdoors. A Victorian-style roofline increases the conservatory's spacious aura, while full-height banks of glazing are capped by top-hopper windows and opaque roof panels.

The conservatory opens into a breakfasting kitchen whose fittings have been divided into distinct clusters. Two of these flank each other and provide plentiful space for freestanding appliances, with three further banks of cabinetry sweeping around into a breakfasting bar. Quality is a watchword in here, with slate tiling allied to granite worktops with chamfered edges, while notable appliances include a five-ring gas hob, a low-level chest freezer and a dishwasher. All this is illuminated by a combination of pelmet and ceiling lighting, with a side window complementing the conservatory's double internal doors.

Perhaps understandably, the kitchen has been central in the lives of Julie and Ed McCardie and their young family, as Julie explains: "The kitchen's a perfect place for the girls to eat their breakfast, and like the rest of the house, it gets lots of light." This natural brightness is thanks in large measure to the house's design, which Ed describes as hugely appealing: "It's a really bright and comfortable house, and I love its open aspects across the fields. The location's so quiet that there's loads of



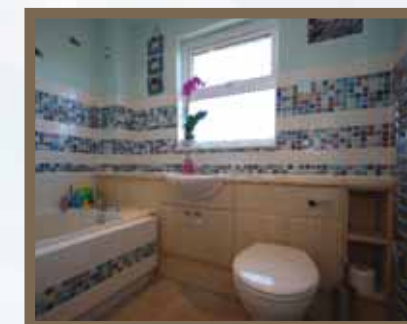
privacy, and it's a brilliant place to bring up kids." Indeed, other family-friendly features across this property's ground floor include a two-piece cloakroom, finished in a lovely shade of burnt orange with matching anteaater tiling. Next door, a utility room continues the kitchen's cabinetry and features a Bosch washing machine and tumble dryer, both of which are available by separate negotiation.

Beyond the hallway's carpeted staircase, four double bedrooms each have different sizes and shapes, and three of these apartments are distinguished by their bold pastel colour schemes, with two rooms also containing triple wardrobes. Meanwhile, the largest bedroom sports double-aspect views and a bank of wardrobes, alongside a fully-tiled en-suite shower room with a ladder radiator among its chrome finishings. Similar specifications can be found in a four-piece family bathroom, where harlequin splashback tiling flanks a deep bath and a separate shower cubicle; as in the en-suite, a cabinet-mounted sink provides useful storage for toiletries.

In many homes, the accommodation would end here, but this house has a third storey still to be discovered. A half-turn staircase leads up to a compact landing with a cupboard directly ahead and a versatile attic room on either side. These could be superb bedrooms or play areas for children, although one is currently a home office, with Velux windows on opposite sides and plentiful space for furniture of almost any description. The potential uses for these lengthy attic apartments are limited only by the imagination, which seems appropriate in such an imaginatively designed and characterful family home.

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