

# House

Buying and selling property in West Central Scotland

ISSUE 4

EYE ON RALSTON  
ELEGANT LUXURY  
PROPERTY FOR SALE  
INSIDE INFORMATION



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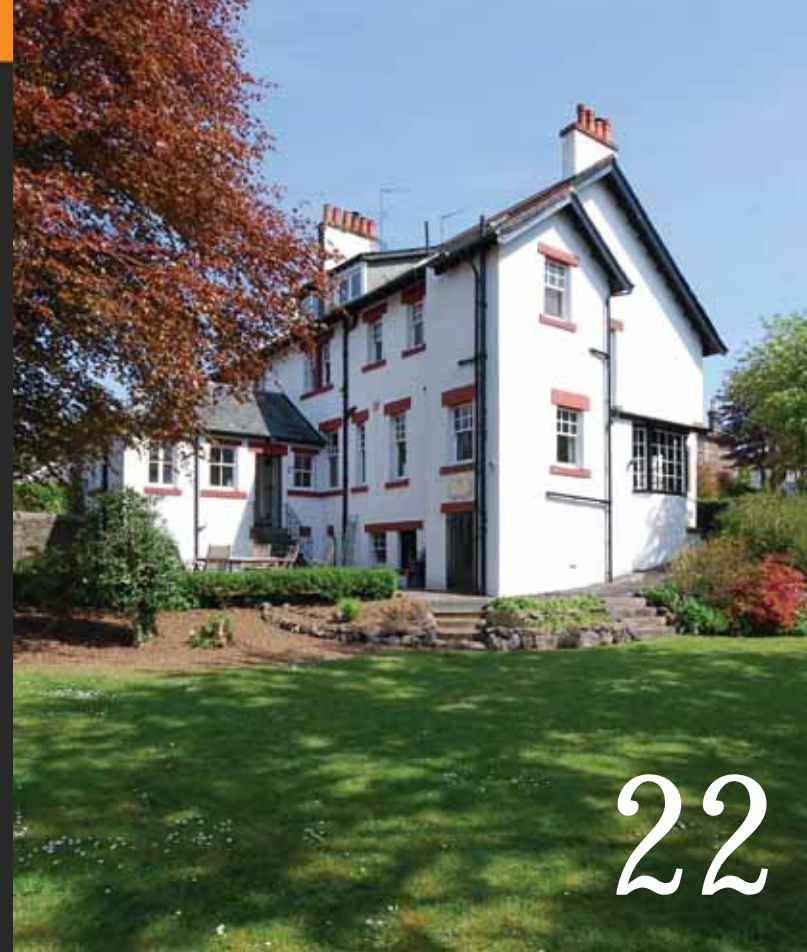
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Curtis Chisholm & Iain Storrle  
DIRECTORS

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Publisher Cochran Dickie  
Editor Curtis Chisholm  
Assistant Editor Iain Storrle  
Features Curtis Chisholm  
Art Director Don Jack  
Graphic Designer Stuart Robertson  
Creative Studio ideas.co.uk  
All enquiries to: [cc@cochrandickie.co.uk](mailto:cc@cochrandickie.co.uk)  
[www.cochrandickie.co.uk](http://www.cochrandickie.co.uk)

Property for sale in Paisley  
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21 Moss Street, Paisley PA1 1BX  
t: 0141 840 6555 f: 0141 848 9168  
e: [paisley@cochrandickie.co.uk](mailto:paisley@cochrandickie.co.uk)

Property for sale in Bridge of Weir  
Bridge of Weir Office  
3 Neva Place, Bridge of Weir PA11 3PN  
t: 01505 613 807 f: 01505 615 682  
e: [bridgeofweir@cochrandickie.co.uk](mailto:bridgeofweir@cochrandickie.co.uk)

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# Welcome

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

I am delighted to say that the feedback from the readership has been fantastic and the consensus is that they are delighted to have something that combines readability with practical issues and of course houses for sale.

April into May saw a definite increase in activity 21 house sales so far in this period totalling 5 million pounds of gross sales which given the climate, was quite remarkable.

Our philosophy of honest and realistic valuations coupled with clients' realistic expectations certainly helped those clients who want to sell and move on to actually achieve such. Of course not everything is seeing positivity, flats are still remaining stagnant as the first time buyer still struggles to get the required deposit together even though the banks are advertising 95% mortgages; the criteria is so stringent that very few are actually lucky enough to get such a mortgage.

Look out for Cochran Dickie hitting your TV screens over the coming months with not one but two pieces of great publicity for the company.

Wheatlands Farm was chosen as one of the houses to feature in 'Escape to The Country', the program that tries to find homes for people looking to move to the countryside from anywhere in the UK. And the second appearance is by me in a new program 'Half Built House', a new show coming to Channel 5, about people living in, as the show suggests, half refurbished homes and who can't afford either financially or the time, to complete the works. The team at Channel 5 go in and transform it in a remarkable 10 days. Interestingly I ended up doing this because they apparently couldn't get an estate agent to do it locally, and where was it? Pitlochry!! The show airs in July but don't worry ill let you know in plenty of time when it's on.

My final words this month go to a great friend of mine, Andy Binning who, if it wasn't for him and his team at Paisley Physiotherapy Centre I wouldn't have made my TV debut as I tore a muscle I didn't know I had, and he got me moving again within seven days so I owe a great deal of gratitude to those guys.

I do hope you enjoy our latest magazine and please feel free to give us some feedback either by phone, email and social media links or be really retro and send us a letter!

Regards  
Curtis Chisholm

H



## Contact your local Graham + Sibbald office for independent property advice!

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# Eye on Ralston

**If you are considering a move to Paisley then Ralston should not be overlooked! Contact Cochran Dickie to see what properties are available to suit your needs.**

Ralston still proves to be one of the most popular areas of Paisley to live. The quiet streets are lined with charming homes and are well known for having pristinely maintained front gardens. There are often a few 'For Sale' boards around with people moving out the area after being there for many years and raising a family. These don't tend to hang around for long as there are always families keen to move in and start the cycle again.

Ralston Primary is the local Primary school and it has held a good reputation for many years now. It is a non-denominational school that caters for children from the age of three until Primary 7. The school is another big reason that families are continually attracted to the area.

The areas proximity to Barshaw Park is another attraction as the park offers a range of recreational facilities. It's popular among the locals and has facilities including a boat pond, golf course, mini zoo and a BMX track. It also hosts various sports events in the summer months. There are popular traditional properties opposite the park with beautiful outlooks.

For those looking to stay close to an excellent golf course then look no further as Ralston Golf Club is the local 18 hole par 71 golf course. The club has been there since 1904 and continues to be the most popular in the area.



## 7 Rotherwick Drive, Ralston, Paisley

OFFERS OVER £315,000

Beautiful modern detached villa which has been upgrade to an impeccable standard by its current owner. It offers spacious living accommodation with 3 public rooms, 4 bedrooms and luxury bathroom. The property sits in a popular address in Ralston with easy access to the golf course and schools. Any family looking for a stylish modern home in walk in condition should make a point of viewing



## 10 Duchray Drive, Ralston, Paisley

OFFER OVER £205,000

Much sought after extended semi detached bungalow. The property has superb family accommodation comprising lounge; kitchen; bathroom; 3 to 4 bedrooms; GCH; double glazing; deck; garden; garage; driveway . Viewing is highly recommended



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# Elegant Luxury

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.



Plots 5 & 6 still available.



- Entrance vestibule
- Reception hallway
- Cloakroom
- Guest wc
- Drawing room
- Dining room
- Family room
- Open plan kitchen
- Utility room
- Larder
- Shower room
- Study
- Flexible living quarters (above garage)
- Master bedroom with dressing room and en suite bathroom
- 4 bedrooms (all en suite)
- Integrated double garage
- Formal landscaped gardens of approx 1.08 acres
- Shared ownership of 3 acre wood and trout river

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**Avenel**  
 Knockbuckle Lane,  
 Kilmacolm  
**GUIDE PRICE**  
 £1,955,000

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.



**19 Stanley Crescent,**  
 Paisley

**OFFERS OVER**  
 £445,000

Substantial 11 apartment detached villa in a breathtaking setting on the shores of the reservoir.



**11 School Wynd,**  
 Quarriers Village

**OFFERS OVER**  
 £349,000

Stunning 4 bedroom Cala built family home set at the end of a private drive of only two properties with fabulous open aspects over farmland.



**7 Rotherwick Drive,**  
 Ralston, Paisley

**OFFERS OVER**  
 £305,000

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



**Quarter**  
 Carruth Drive,  
 Kilmacolm

**OFFERS OVER**  
 £595,000

Elegant family home built in 2009 and is situated in the heart of Kilmacolm with approx 4500 sq ft of accommodation.



**'Rockcliff' Barclaven**  
 Road, Kilmacolm

**OFFERS OVER**  
 £410,000

'Rockcliff' is a 5 bedroom elevated Edwardian villa situated in the much admired address of

Barclaven road enjoying open vistas across the village and beyond, amidst landscaped garden grounds.



**5 Hebrides Grove**  
 Kip Marina, Inverkip

**OFFERS OVER**  
 £339,000

Number 5 Hebrides Grove is a truly exceptional luxury detached villa which has

been architecturally extended and modernised to create a beautiful family home.



**51 Birchwood Drive,**  
 Paisley

**OFFERS OVER**  
 £299,950

Detached five bedroom villa with recently extended living accommodation



**'Silvertree', Duchal**  
 Road Kilmacolm

**OFFERS OVER**  
 £559,000

'Silvertree' is a handsome semi villa situated in the heart of the village of Kilmacolm, constructed in

an Arts & Crafts style amidst garden grounds extending to approx 0.3 acre.



**1 Carruth Road,**  
 Bridge of Weir

**OFFERS OVER**  
 £365,000

Situated within well tended mature grounds, Number 1 Carruth Road is an extended 4/5 bedroom

detached 'Lawrence' villa situated in one of the largest plots in the estate.



**'Merkland' Duchal**  
 Road, Kilmacolm

**OFFERS OVER**  
 £339,000

Situated at the very heart of the village of Kilmacolm, 'Merkland' is a 4 bedroom

traditional upper villa comprehensively upgraded retaining a wealth of period features.



**21 Whitelea Crescent,**  
 Kilmacolm

**UNDER OFFER**

Modern detached villa set in a quiet cul de sac, comprehensively upgraded.



**St Brydes Cottage**  
 Sheilds Holdings,  
 Lochwinnoch

**OFFERS OVER**  
 £445,000

This four bedroom detached villa offers excellent spacious family accommodation and

is set in generous gardens with beautiful outlooks to the surrounding countryside.



**Millbank Farmhouse**  
 Kilbirnie Road, By  
 Lochwinnoch

**OFFERS OVER**  
 £349,000

Traditional family home in a peaceful and scenic rural setting.



**'Ashlar'**  
 Bowfield Road,  
 Howwood

**OFFERS OVER**  
 £325,000

Beautiful detached villa located in an elevated position overlooking farmland to Ben Lomond.



**2 Barochan Cottage**

**OFFERS OVER**  
 £299,000

Situated in a semi rural location but still within the Gryffe Catchment area is this extended double fronted three bedroom traditional semi detached villa enjoying fabulous open aspects.





**7 Belmont Road, Kilmacolm**  
**OFFERS OVER £295,000**  
 This beautifully appointed detached and extended elevated bungalow villa is in excellent decorative order and has stunning views over the countryside.



**23 Lewis Crescent, Kilbarchan**  
**OFFERS OVER £269,000**  
 Fabulous extended 4 bedroom detached bungalow set amongst mature garden grounds, deceptively spacious in both accommodation and plot size.



**9 Troon Drive, Bridge of Weir**  
**UNDER OFFER**  
 Number 9 Troon Drive is an extended detached villa, beautifully appointed throughout and offering flexible family accommodation.



**36 King George Park Avenue, Renfrew**  
**OFFERS OVER £198,000**  
 Pristine Detached Modern Villa in the popular Dean Park area of Renfrew.



**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.



**20 New Street, Kilbarchan**  
**OFFERS OVER £269,000**  
 This period style end terraced villa which was formerly the police house has been fully modernised but retains a great wealth of character and is set in the heart of the conservation village of Kilbarchan.



**57 Hawthorn Crescent, Erskine**  
**OFFERS OVER £229,000**  
 Extended detached bungalow with stunning open aspects to rear.



**1 Parkhill Drive, Lochwinnoch**  
**OFFERS OVER £179,950**  
 Detached 3 bedroom chalet style villa requiring a degree of modernisation



**44 Victoria Road, Brookfield**  
**OFFERS OVER £285,000**  
 Extended traditional semi detached villa.



**10 Staybrae Grove, Crookston, Glasgow**  
**OFFERS OVER £269,000**  
 Outstanding four bedroom detached family villa which has been successfully extended by its current owner.



**64 Mansionhouse Gardens, Shawlands**  
**OFFERS OVER £219,000**  
 Set within this highly sought-after residential development, a modern three storey townhouse with parking to the front, single integral garage and private level grounds to the rear.



**123 Turnhill Drive, Erskine**  
**OFFERS OVER £179,000**  
 This is a beautifully appointed and rare to the market modern 2 bedroom detached bungalow set within the very popular residential locale of West Freelands.



**26 Gibson Road, Renfrew**  
**OFFERS OVER £279,999**  
 This substantial detached villa has superb accommodation over two levels.



**19 Lennox Avenue, Scotstoun**  
**OFFER OVER £249,950**  
 Traditional end terrace villa comprising lounge; dining room; kitchen; 3 bedrooms and a family bathroom.



**Briglinn Cottage, 2a Kilmacolm Road, Bridge of Weir**  
**OFFER 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.



**25 Torran Drive, Erskine**  
**FIXED PRICE £157,995**  
 This modern semi detached villa is in beautiful internal condition and set in the modern estate of Torran Drive.



**2 Brierie Gardens, Houston**  
**UNDER OFFER**  
 Spacious accommodation all on one level set in attractive garden grounds.



**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.



**10 Duchray Drive, Ralston, Paisley**  
**OFFER OVER £205,000**  
 Extended semi detached bungalow in much sought after address offering good family accommodation.



**Merchants Close, Church St, Kilbarchan**  
**OFFERS OVER £150,000**  
 This is an opportunity to build 2 outstanding characterful homes of circa 1200 sq ft in the Conservation Village of Kilbarchan.



**1 Craigbet Place, Quarriers Village**  
**FIXED PRICE £269,500**  
 A beautifully appointed & recently upgraded detached family villa with fabulous open aspects to the rear.



**Main Road, Elderslie**  
**OFFERS OVER £235,000**  
 Stunning 3 bed semi upgraded to create a wonderful family home in true walk-in condition.



**17 Belliesle Crescent, Bridge of Weir**  
**UNDER OFFER**  
 Situated at the head of a residential cul de sac is 'Glencryon', a 3 bedroom detached family villa requiring a degree of modernising and upgrading.



**4 Ladyland Place, Kilbirnie**  
**OFFERS OVER £149,995**  
 This modern linked villa is beautifully appointed throughout.



**19 Barclay Avenue,  
Elderslie**

**OFFERS OVER  
£145,000**

Modern three bedroom mid terrace villa in immaculate order offering a good level of family accommodation.



**7 Berl Avenue, Houston  
UNDER OFFER**

Beautifully appointed 2bed semi det villa set in very popular residential locale and enjoying fabulous private rear garden.



**1 Churchill Avenue,  
Johnstone  
UNDER OFFER**

This semi detached villa has been recently upgraded and is set within a popular residential locale.



**7 High Barholm,  
Kilbarchan  
FIXED PRICE  
£88,000**

Main door flat set in the heart of the village of Kilbarchan.



**53 Osprey Road,  
Paisley**

**FIXED PRICE  
£145,000**

Modern three bedroom semi detached villa in excellent condition.



**4 Methuen Road,  
Paisley**

**OFFERS OVER  
£135,000**

Three bedroom semi detached villa in a generous corner plot. Great family home



**Flat 3/1 The Elipta,  
110 Saucel Crescent,  
Paisley**

**OFFERS OVER  
£95,000**

Modern two bedroom open plan apartment close to Canal Street train station.



**18 Hollows Crescent,  
Paisley**

**OFFERS IN THE  
REGION £88,000**

This spacious three bedroom villa has benefited from a recent upgrade.



**19 Campsie Drive,  
Paisley**

**FIXED PRICE  
£144,950**

This two bedroom detached bungalow has the potential to be developed in a great home.



**4 John Neislton Avenue,  
Paisley**

**FIXED PRICE  
£130,000**

Modern three bedroom ground floor apartment with main door access.



**14 Glenashdale Way,  
Paisley**

**OFFER OVER £89,950**

Ideal family sized 3 bed end terraced villa enjoying elevated position within the Dykebar area of Paisley, requiring a degree of modernising.



**24 Memus Avenue,  
Cardonald**

**OFFER OVER  
£85,000**

Pristine two bedroom, two public room upper cottage flat with private garden.



**13 Ballayhennan  
Crescent, Tarbet**

**OFFERS OVER  
£139,999**

This charming semi detached villa requires upgrading and is in an idyllic setting.



**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.



**14a Low Barholm,  
Kilbarchan**

**OFFER OVER £89,950**

Ground floor 2 bedroom terraced flat dates back to circa 1825 and is set in the heart of the conservation village of Kilbarchan.



**5 Willow Avenue,  
Elderslie**

**FIXED PRICE  
£85,000**

This two bedroom mid terrace cottage is in a quiet, popular part of Elderslie.



**26 St Boswells  
Crescent, Paisley**

**OFFERS OVER  
£139,000**

Three bedroom semi detached villa in a quiet residential address.



**26 Cairnban Street,  
Govan**

**OFFERS OVER £115,000**

This immaculate 2 bedroom mid terrace villa is presented to the market in excellent condition and would make an ideal home for young family or a couple.



**23 Linside Avenue,  
Paisley**

**OFFERS OVER  
£89,000**

This charming two bedroom mid terrace villa offers accommodation over two levels.



**14 Tirie Avenue,  
Glenburn, Paisley**

**OFFERS IN THE  
REGION £85,000**

This three bedroom mid terrace villa offer spacious accommodation over two levels.



**23a High Street,  
Lochwinnoch**

**OFFERS OVER £139,000**

This 'B' listed 3 bedroom mid terrace villa is beautifully presented and is set within the heart of the village of Lochwinnoch.



**0/2 95 Ruchill Street,  
Glasgow**

**OFFERS OVER  
£115,000**

This extremely spacious modern two bedroom apartment offers accommodation on the ground level.



**21 Locher Gardens,  
Houston**

**OFFERS OVER £89,000**

Immaculately presented and recently upgraded 1 bedroom quarter villa beautifully presented throughout.



**107 Sandy Road,  
Renfrew**

**FIXED PRICE £84,950**

This two bedroom upper cottage flat is a good size with large garden.



69 Falside Road,  
Paisley  
**FIXED PRICE £80,000**

Popular B-listed upper cottage flat. The property is located close to Brodie Park and local amenities.



230 Glenfield Road,  
Paisley  
**OFFERS OVER £79,950**

This three bedroom semi detached villa offers family accommodation over two levels close to local amenities.



5 Rashieglan,  
Erskine  
**OFFERS OVER £79,950**

This charming two bedroom mid terrace is in a quiet residential cul de sac and offers good accommodation.



10 Lochfield Drive,  
Paisley  
**OFFERS OVER £79,000**

Popular two bedroom lower cottage flat in excellent order



33 Spey Avenue,  
Paisley  
**OFFERS OVER £79,000**

Excellent ground floor apartment offers a good level of accommodation.



72 High Street,  
Lochwinnoch  
**OFFERS OVER £69,999**

Beautifully presented one bedroom flat in the heart of the village.



22 Espedair Street,  
Paisley  
**OFFERS OVER £69,995**

This traditional two bedroom flat is in excellent condition having been recently refurbished.



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.



Flat 0/1 320 Maxwell Road,  
Pollockshields,  
Glasgow  
**OFFERS OVER £59,000**

Elevated ground floor flat. Ideally placed for local shops and commuter links to Glasgow.



10 Elphinstone Court,  
Kilmacolm  
**OFFERS OVER £59,000**

This 1 bedroom first floor retirement flat enjoys rear views of the countryside. In the heart of Kilmacolm convenient for shops, amenities and transport.



6 Sir Michael Place,  
Paisley  
**OFFERS OVER £55,000**

This two bedroom apartment is on the ground floor and has a private patio.



23 Colinslee Drive  
**UNDER OFFER**

This one bedroom upper cottage flat is in the popular area of Lochfield. Ideal first time buy.



7 Blackstoun Oval,  
Paisley  
**FIXED PRICE £45,000**

This two bedroom upper cottage flat could be an excellent home but requires modernisation.



69 Springbank Road,  
Paisley  
**FIXED PRICE - £35,000**

This top floor one bedroom apartment offers a great first time buy or buy to let.

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ESTATE AGENCY

# Happy kids are healthy kids

AFTER CELEBRATING 20 YEARS IN THE BUSINESS WOODLANDS ARE PLEASED TO ANNOUNCE THE COMPLETION AND OPENING OF THEIR NEW PURPOSE BUILT NURSERY.



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.

**To register a place please call 01505 613134.**

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# Flexible friend

'Silvertree',  
Duchal Road Kilmacolm  
OFFERS OVER £559,000

THIS IMPECCABLY PRESENTED KILMACOLM VILLA MAKES THE MOST OF ITS ARTS & CRAFTS HERITAGE, RETAINING A WEALTH OF PERIOD DETAILING THROUGHOUT A REMARKABLY FLEXIBLE INTERIOR.

Even at a glance, it's easy to tell that Silvertree is a rather special property. Standing within a double feu along Kilmacolm's perennially sought-after Duchal Road, the architecture of this grand semi-detached house was clearly influenced by the Arts & Crafts movement of the late 19th and early 20th centuries. Constructed around 1906, this building is believed to be a creation of the renowned Kilmacolm architect Austen Laird, at the behest of a minister from Glasgow. Legend has it that the minister lived next door, while this semi-villa was bequeathed to his daughter and son-in-law.

The house's imposing frontage bristles with stylistic flourishes, such as a classically Edwardian overhang above the lounge's bay window, or the conservatory-like side porch, which was an inter-war extension. Beyond this vestibule, chessboard floor tiles extend away into a coat room, with high-level storage above

the timber-panelled WC at its far end. A number of aesthetic themes found here are reprised throughout the interior, including exposed woodwork and extensive use of sash-and-case windows. At the other side of a mahogany-clad inner porch, a square reception hallway still displays its original floorboards and radiators, with a staircase ascending imperiously to the first floor.

The hall also accesses a number of ground floor apartments, starting with a fittingly grand formal lounge. With a four-section bay window filling its far wall, the 22-foot lounge has many notable characteristics, such as picture rail décor and impressively tall skirting boards. Timbered dentil cornicing recurs in an understated yet eye-catching mantelpiece, with pine floorboards and a maid's bell providing nods to yesteryear. Most of these features recur in the double aspect dining room next door, with charming inglenook windows flanking a solid

fuel fireplace, whereas the third ground floor public apartment is a quietly positioned study with half-height wooden panelling and an under-stair storage cupboard.

The study is located off a compact inner hallway that also connects into a former butler's pantry, with twin banks of cupboard storage and a rear-facing window. This latter element is reprised in the brightly decorated kitchen, illuminating a three-sided expanse of cabinetry that makes room for a Stoves range cooker and other integral appliances. A press cupboard with tongue-and-groove lining stands beside a split-level utility room, where a Belfast sink takes pride of place below a continuation of the kitchen's harlequin splashback tiling. As well as providing external access, the utility has a slate-shelved pantry and another WC at its far end, both overlooking this property's marvellous gardens.



In many ways, those suntrap grounds are a highlight of this property, and that is quite a statement considering the calibre of its internal accommodation. Gently sloping and covering almost a third of an acre, the gardens wrap around Silvertree on three sides, intimating the privacy of a detached villa and bursting with colour and character. The hedged front garden has a neat rectangular lawn with a shrub border and pebbled surroundings, while the sprawling side grounds incorporate features like a circular patio and extensive bark beds. Lawns extend in various directions, punctuated only by an occasional patio area, and other notable attributes include a stone barbecue and a huge beech tree.

By this point, it's easy to see why Brenda Paterson and her partner Richard fell for Silvertree when they first viewed it over four years ago. "It's the blend of solidity and lightness throughout the house that appealed to us," says Brenda, "because that's not a combination I've seen very often. Every room has its own personality, with pretty cornicing and fireplaces, but it's never over-bearing - there's a light touch to the finishings that makes this house very easy to live with."

Light of a different kind floods the 19-tread staircase, courtesy of a large double window beside the main first floor landing. As below, unexpected flourishes are everywhere, not least an elevated cupboard off the landing with full-height storage. Beside it, a remarkable triple aspect bathroom has been divided into two distinct zones by an open archway with elegant half-height timber cladding, and its highlights include period radiators and a bath with central taps. This four-piece pamper suite

serves three double bedrooms, of which the lilac-themed master is particularly remarkable, with another Arts & Crafts-style archway preceding its front and side-facing windows. A classically Edwardian fireplace punctuates ornate wallpaper, with a panelled ceiling



original building's design, and its presence adds another dimension to the property. "It's all about flexibility," Brenda Paterson points out. "The top floor can act as a guest wing, while family life downstairs continues as normal, and the same is true for children, who can play



and soft carpet also worth noting. The other bedrooms may lack such visual drama, but both are exceptionally spacious with simple décor and timber fireplaces.

Nor is that the end of Silvertree's accommodation. A second staircase reprises the spindles and newels of its lower sibling en route to a top floor landing, where two versatile and neutrally presented apartments are joined by a three-piece shower room. High ceilings and period features (including a maid's bell and a window seat) underline the fact that this third storey was part of the

upstairs and leave the adults in peace. This is a great house for kids, but really, it can be whatever you want it to be." Indeed, that sentiment extends throughout the property, with additional versatility provided by a tandem garage and a well-insulated full-height cellar that extends right across the building's footprint. Blending together style, substance and solidity in equal measure, Silvertree is a family home quite unlike any other. **H**

For further details contact Cochran Dickie  
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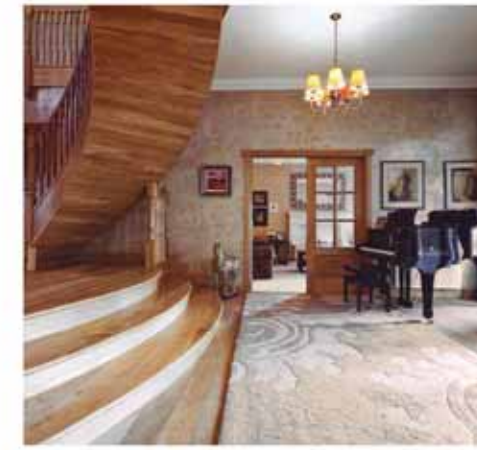


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# Inside Information

*Over 30 years, I have witnessed many trends and fads coming and going in homes across the country and beyond.*

Out have gone natural wallcoverings Cork and Hessian which were once a mainstay in a trendy apartment in the 1970's only to re appear recently but with a far heftier price tag attached. Furniture too has morphed over the years from teak and mahogany in the 1950's to today's Wenge and fumed veneer finishes for performance furniture.

Often clients want furniture to perform more than one function, TV display cabinets able to support ever increasing sizes of monitors, with swivelling actions to allow flexible viewing and convertible sofas to accommodate the entire family. The three piece suite has gone for ever surely.

*European furniture manufacturers are now producing ever more sophisticated storage systems both in kitchen and lounge furniture, with finishes more akin to car paint standards than household furniture.*

Wallcoverings have leapt into the 21st Century with diamond 3D effects and finishes now on the market in any colour and any style, the sky really is the limit in wall fashion. So what is in? anything you can imagine on your walls, fabrics that really

perform for years due to improvements in weaving and surface treatments, lighting that can achieve all manner of effects from coloured effects to magnificent statement chandeliers modern and traditional, furniture that does what you want for different times of the day, and electronic controls to run you a bath from your car, but that is another article in it's own right.

What's out? Brown furniture, garish colours, oddly, retro styles in wallcoverings and shock tactics in design. We may like the look of a harsh brash TV design show interior, but could we really invest our own hard earned cash in the style within our own home? I think not. Engage a qualified experienced designer for a professional personally tailored look, within the parameters of your budget, and ask to view projects that they have completed for other clients, only then can you decide if that particular design professional can work for you towards a successful and liveable home interior, with lots of input from you of course.

Phil Kelly  
Hollijon and Phillips

H



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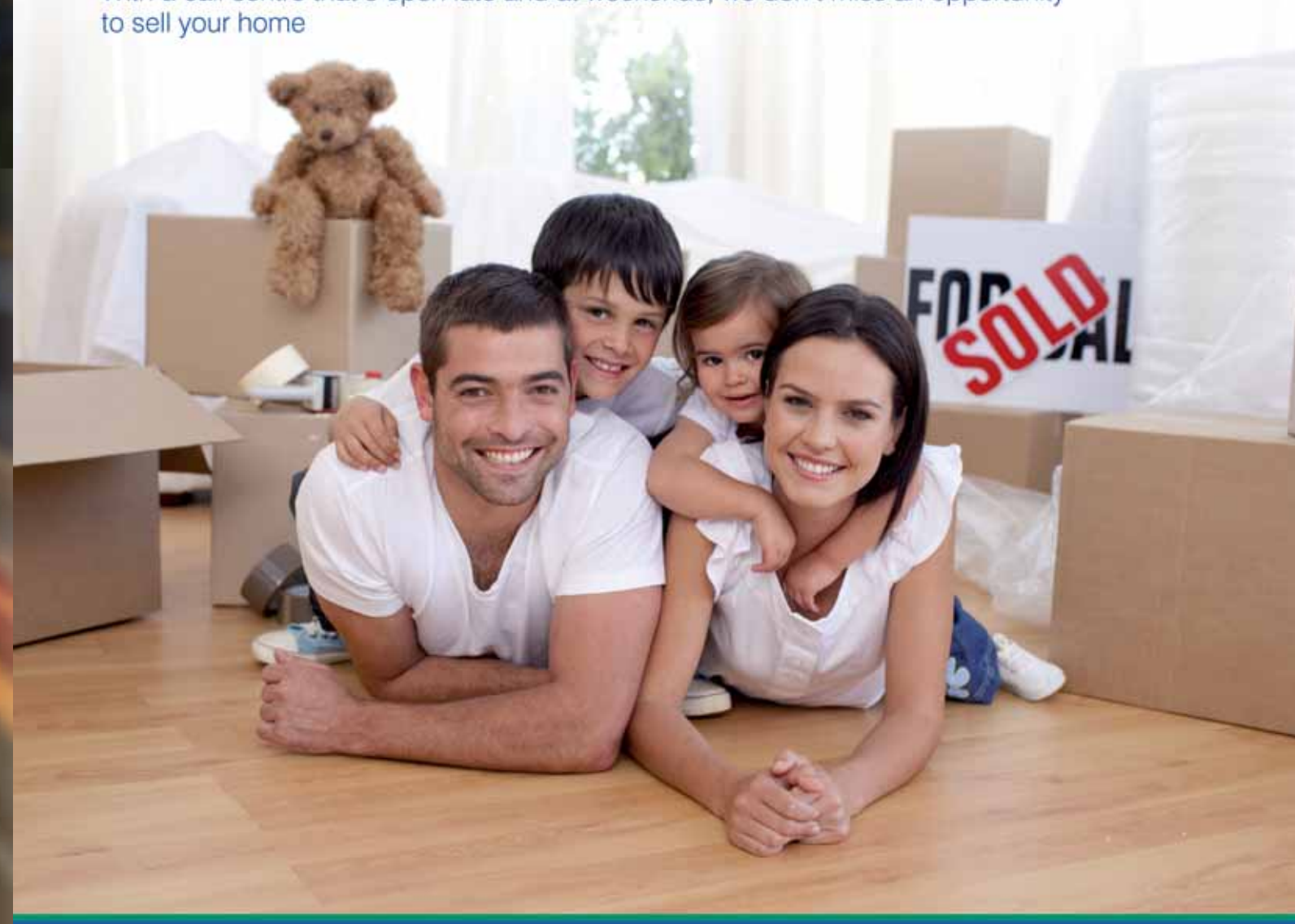


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**PAISLEY OFFICE:**

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