

House

ISSUE 8

Buying and selling property in West Central Scotland



GRAND DESIGN
ELEGANT LUXURY
PROPERTY FOR SALE
BUYING PROPERTY

Sterling Property Renovation



We can manage every aspect of property renovation, alteration and improvement. We will arrange to meet you at a property, even before you have bought, to help you assess potential and discuss alterations.

You will be dealing with one point of contact from start to finish with regular meetings throughout. We will introduce the most appropriate team for your project. Liaising on design and specification will ensure that we deliver your vision for the best possible price.

Let us take care of all the work leaving you with the living space you desire ready for you to simply enjoy.

- Project Management
- Design & Build
- Building Consultancy
- Contemporary Kitchens
- Commercial Refurbishment
- Property Maintenance
- Bespoke Extensions
- Decoration & Interiors
- Home Maintenance
- Handmade Kitchens



01505 690009
 12 Castle Terrace, Bridge of Weir, Renfrewshire PA11 3EF
www.sterlingpropertyrenovation.co.uk



House CONTENTS

- 5 WELCOME
Our introduction to House magazine.
- 8 A BRIEF HISTORY
A profile on housing and amenities in Kilbarchan.
- 10 ELEGANT LUXURY
Avenel Estate - Exclusive properties outside Kilmacolm.
- 14 PROPERTY FOR SALE
Property available in West Central Scotland.
- 21 HAPPY KIDS ARE HEALTHY KIDS
The completion and opening of Woodlands new purpose built Nursery.
- 22 GRAND DESIGN
A stately modern villa on the rural edge of Kilmacolm offers a wealth of accommodation, with a stunning designer interior and a peerless level of specification.
- 28 BUYING PROPERTY IN TODAY'S MARKET
Prospective buyers should see as much property as they can to realise what is available for your money.



Curtis Chisholm & Iain Storrrie
DIRECTORS

House magazine is published by Cochran Dickie. All rights reserved. Reproduction in whole or in part without prior written permission from the publisher is strictly prohibited. Great care has been taken to ensure the accuracy of all content however the publisher accepts no liability for loss or damage suffered through any errors or omissions that may occur. Cochran Dickie reserve the right to reproduce and use any material received from advertisers or contributors and will do so unless any conditions for its use have been clearly advised at the time of submission. Published and printed in the UK by Cochran Dickie.

Publisher Cochran Dickie
 Editor Curtis Chisholm
 Assistant Editor Iain Storrrie
 Features Curtis Chisholm
 Art Director Don Jack
 Graphic Designer Stuart Robertson
 Creative Studio ideas.co.uk
 All enquiries to: cc@cochrandickie.co.uk
www.cochrandickie.co.uk

Property for sale in Paisley
 Paisley Office
 21 Moss Street, Paisley PA1 1BX
 t: 0141 840 6555 f: 0141 848 9168
 e: 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



COME AND CHECK US OUT.... FOR FREE!

Free day pass for the Glasgow Marriott Hotel Leisure club. Membership includes:-

- No joining fee
- 30 day cancellation
- 3 hrs free parking
- Discount on bedrooms and food

For more information please call the Leisure Club on 0141 226 1513



GLASGOW MARRIOTT HOTEL
500 Argyle St, Glasgow

Offer can not be used in conjunction with any other deal or promotion

Welcome

WELCOME TO THE LATEST 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.

Firstly I would like to welcome a new member to the Cochran Dickie Estate Agency Team. Lorraine Carrera has joined us at the beginning of the month and will initially work in our Paisley branch to cover the maternity leave for Emma who is expecting her second child in September. Some of you more observant types might recognise the name from working in the Bridge of Weir area for the past few years, a number of them with me before I made the move in June 2010. Lorraine is hugely experienced in estate agency and has worked in a number of branches throughout Renfrewshire/Inverclyde so it's a great piece of business during the transfer window and we are delighted to have her on board.

house wrote to me and complained that the works that were carried out didn't match the effort and quality that her husband had put in to it in the previous 10 years! Some people are never happy and clearly blinkered!

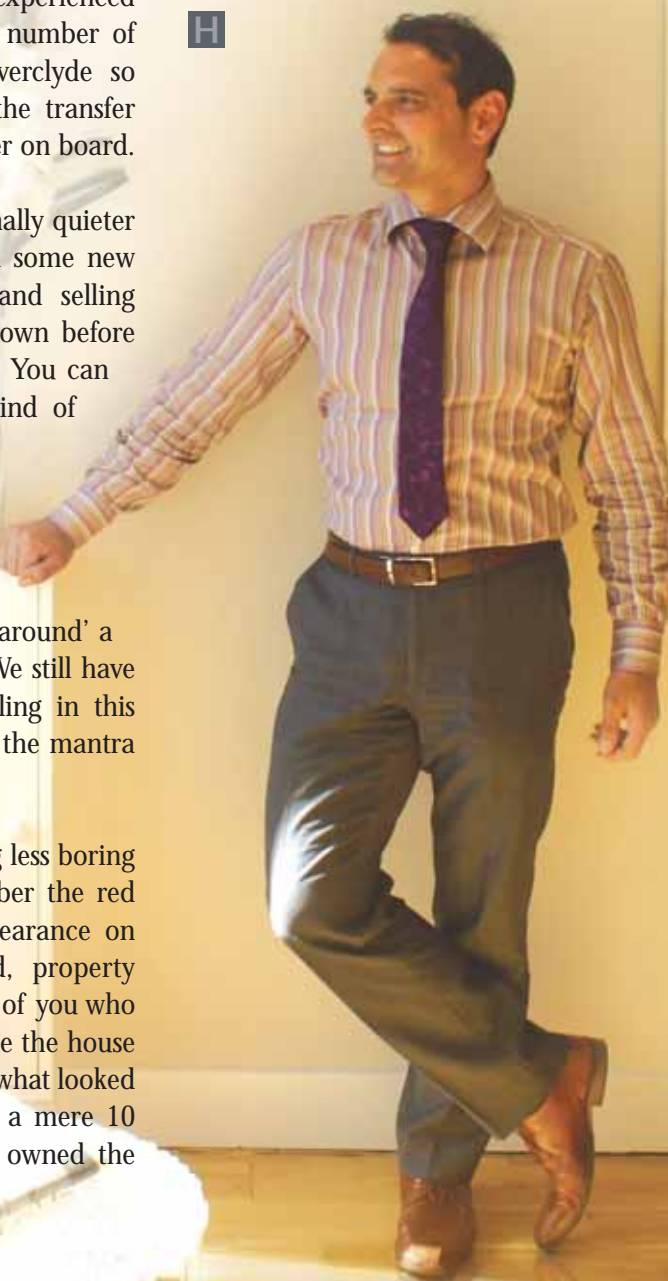
Have a great August.
Regards
Curtis Chisholm

H

July was an interesting month. Traditionally quieter due to the holidays, it started off with some new properties coming onto the market and selling within a few days and then quieting down before rallying towards the end of the month! You can see why it is very hard to put any kind of pattern on the market right now!

Looking at the statistics across the marketplace, I'm not sure it's been the same for everyone where there is still a lot of property seeming to 'hang around' a lot longer than would deem 'normal'. We still have to retain a sense of realism when selling in this market in order to move on; this is still the mantra we are pushing in order to sell today.

If you blinked or were 'doing something less boring instead' (for those of you who remember the red hand gang), I made a very brief appearance on Channel 5's new but poorly devised, property programme Half Built House. For those of you who did see it, you will have seen what a state the house was in when I arrived and subsequently what looked like a decent effort of renovating it in a mere 10 days. Well, unbelievably the lady who owned the



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

HOME REPORT



Graham + Sibbald specialise in providing Home reports and other valuation advice to our clients. With over 40 years experience in the Renfrewshire property market we are perfectly placed to provide knowledgeable and reliable advice. Our office in Paisley offers a bespoke service within a reasonable and all inclusive fee structure.

the **complete** property service



Contact us today to discuss your requirements.

Paisley Office

t. 0141 889 3251 e. paisley@g-s.co.uk

Graham + Sibbald

www.g-s.co.uk



chartered surveyors



Home Reports by DM Hall

On all lenders panels | Competitive pricing, with no hidden charges
Extensive local knowledge | Quality reports trusted by all parties

Contact Lesley Gardner or Mark Rutherford at our Paisley office
on 0141 887 7700 or email paisley@dmhall.co.uk

Offices throughout Scotland.

The right decision

www.dmhall.co.uk

For Business For Family



LAWYERS



FAMILY



BUSINESS



INJURY LITIGATION

Pressing issue.
Get it resolved **now!**

- Court Work (Civil Litigation)
- Matrimonial
- Tenancy Disputes (Evictions)
- Will Executor
- Contract Disputes
- Commercial Litigation
- Personal Injury Claims

cochrandickie
SOLICITORS

For Business - For Family

0141 889 2245

Speak to our team of solicitors
about **your** legal matters.

www.cochrandickie.co.uk

Cochran Dickie Solicitors, 21 Moss Street, Paisley PA1 1BX

A Brief History...

Kilbarchan has seen mixed fortunes over the centuries. Before 1560 the monks of Paisley Abbey owned much of the parish and agriculture was the main industry. At the time of the 1695 Poll Tax, agriculture still dominated, but other trades of masonry, carpentry, weaving, tailors and smithies were apparent.

There were corn mills at Glentyan, Locher, Mill of Cart and Johnstone in 1794. A system of thirlage was often used for paying the miller for grinding the oats grown on thirled land. Thirlage was paid in kind and all grain apart from oats was free.

In 1695 there were 30 or 40 weavers but the 18th century brought rapid expansion due to the introduction of improved methods of weaving and bleaching. John Barbour built a factory, probably at Stack Yard, in 1739 making thick linen, and this was followed by a bleaching factory using water from the burn. There was also a candle factory and John Houston owned a brewery in 1782. In 1742 Allan Speirs started manufacturing higher class goods mainly for the Dublin market, since transport by sea was easier than by land. By 1782 there were 360 weaving looms in operation mainly producing muslin, gingham and tartan. With the

advent of competition from power looms towards the end of the century, business declined and many of the merchants ventured elsewhere in Scotland, England and abroad to start new enterprises.

Families in the area began to grow and started the modern equivalent of 'working from home' with home looms on the ground floor and living accommodation above. The number of looms peaked at 900 in 1840, and then declined with the advent of power looms in factories, so that by 1900 there were only 200, now down to one in the Weavers cottage owned by the National Trust and open to the public each afternoon in summer.

Today many of the original terraced houses survive, together with old names such as Shuttle Street and Ewing Street, although many of the outlying mansions were demolished as needs changed.

In the late 19th and early 20th centuries trams and trains introduced links to Glasgow.

Today a dual carriageway bypass speeds traffic into Paisley and Glasgow.

Kilbarchan is a Conservation Area and tourist town with a population of about 4000 and has a Primary school, two excellent pubs, shops coffee houses and other every day needs including Doctor and Dentist surgery's.



**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.



**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.



**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.



**14a Low Barholm, Kilbarchan
OFFERS 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.



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

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



**3 Steeple Square, Kilbarchan
OFFERS OVER £235,000**

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.



Chartered Surveyors with
**National coverage,
Local knowledge**

30 offices across Scotland

Allied Surveyors Scotland

Your local office:
Paisley
43 Gauze Street
Glasgow, PA1 1EX

Tel: 0141 889 4105
Fax: 0141 330 9955
info@alliedsurveyorsscotland.com
www.alliedsurveyorsscotland.com



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

HATE SOMETHING, CHANGE SOMETHING, MAKE SOMETHING BETTER!

Are **YOU** thinking of moving or perhaps **YOU** need some extra space?...
...YES? Then you need to phone us **NOW** on **0141 814 5139**
 to book your **FREE** expert architectural design consultation.
 We will discuss your ideas and demonstrate ways to unlock the potential of **YOUR HOME!**



We have the key to a design
that is right for **YOU!**

GRID DESIGN

ARCHITECTURAL DESIGNERS

α: Lomond House, Barnsford Court, 4 South Street,
 Inchinnan Business park, Renfrewshire, PA4 9RJ
 t: 0141 814 5139 e: hello@griddesignltd.com
 w: www.griddesignltd.com



Stewart Independent Financial Advice Ltd

Established 1992

5 Windsor Place, Main Street, Bridge of Weir, PA11 3AF
 Email: office@stewartifa.co.uk Website: www.stewartifa.co.uk
 Tel: **01505 610005**

FOR WHOLE OF THE MARKET INDEPENDENT FINANCIAL ADVICE ON:

- SAVINGS & INVESTMENTS
- PROTECTION
- INHERITANCE TAX PLANNING
- PENSION
- MORTGAGES
- ANNUITIES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE. FOR MORTGAGE BUSINESS WE CAN BE PAID BY COMMISSION FROM THE LENDER OR BY A FEE. THE PRECISE AMOUNT WILL DEPEND UPON YOUR CIRCUMSTANCES, BUT WE ESTIMATE THAT IT WILL BE APPROXIMATELY £300. STEWART IFA LTD IS AUTHORISED AND REGULATED BY THE FINANCIAL SERVICES AUTHORITY. THE FINANCIAL SERVICES AUTHORITY DOES NOT REGULATE TAX ADVICE. NEIL STEWART DIRECTOR, REGISTERED IN SCOTLAND 234872

“Do you need
a Tenant?”

YES!



Competitive Management Fees
Citylets, S1 Homes, Rightmove

LIND LETTING LTD

5 Windsor Place, Main Street, Bridge of Weir PA11 3AF
 Email: office@lindletting.co.uk Website: www.lindletting.co.uk
 Telephone: 01505 610444 Fax: 01505 614814

FOR SALE

PAISLEY OFFICE: 21 Moss Street, Paisley PA1 1BX
 t: 0141 840 6555 f: 0141 848 9168
 e: paisley@cochrandickie.co.uk

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
cochrandickie.co.uk



cochrandickie
 ESTATE AGENCY
Selling Houses



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.



20 Church Road,
 Quarriers Village
OFFERS OVER
 £450,000

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



21 Lomond Crescent,
 Bridge of Weir
OFFERS OVER
 £365,000

Situated within well tended landscaped gardens grounds, Number 21 Lomond Crescent is a 4 bedroom detached 'Swedish Hus' with stunning open vistas.



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.



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.



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.



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.



'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.



19 Stanley Crescent,
 Paisley
OFFERS OVER
 £445,000

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



'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.



7 Rotherwick Drive,
 Ralston, Paisley
FIXED PRICE
 £299,000

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



19 Lomond Crescent,
 Bridge of Weir
OFFERS OVER
 £450,000

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



'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.



'Ashlar'
 Bowfield Road,
 Howwood
OFFERS OVER
 £325,000

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



7 Belmont Road,
 Kilmacolm
UNDER OFFER

This beautifully appointed detached and extended elevated bungalow villa is in excellent decorative order and has stunning views over the countryside.



**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.



**10 Staybrae Grove,
Crookston, Glasgow**

UNDER OFFER

Outstanding four bedroom detached family villa which has been successfully extended by its current owner.



**4 Patrickbank Wynd,
Elderslie**

**OFFERS OVER
£229,000**

This stunning modern extended detached villa sits in a corner position in the very popular estate of Patrickbank.



**36 King George Park
Avenue, Renfrew**

UNDER OFFER

Pristine Detached Modern Villa in the popular Dean Park area of Renfrew.



**47 Torridon Drive,
Renfrew**

**OFFERS OVER
£285,000**

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



**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
£224,000**

Extended detached bungalow with stunning open aspects to rear.



**19 Tantallon Drive,
Paisley**

**OFFERS OVER
£195,000**

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



**44 Victoria Road,
Brookfield**

**OFFERS OVER
£285,000**

Extended traditional semi detached villa.



**7 The Keys, Kildonan,
Arran**

FIXED PRICE £250,000

Modern 3 bedroom detached villa with shore front location on the lovely Isle of Arran.



**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.



**41 Ben More Drive,
Paisley**

**OFFERS OVER
£189,000**

Fabulous extended detached 5 bedroom modern villa offering ample flexible family

accommodation and enjoying a south westerly garden with woodland to the rear.



**1 Craigbet Place,
Quarriers Village**

**FIXED PRICE
£269,500**

A beautifully appointed & recently upgraded detached family villa with fabulous open aspects to the rear.



**19 Lennox Avenue,
Scotstoun**

OFFERS 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**

**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.



**1 Parkhill Drive,
Lochwinnoch**

UNDER OFFER

Detached 3 bedroom chalet style villa requiring a degree of modernisation.



**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.



**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**

UNDER OFFER

Extended semi detached bungalow in much sought after address offering good family accommodation.



**17 Horsewood Road,
Bridge of Weir**

**OFFERS OVER
£169,000**

Well presented Keanie built 3 bedroom semi detached villa, set in the heart of the village of Bridge of Weir.



**23 Lewis Crescent,
Kilbarchan**

OFFERS OVER £259,000

Fabulous extended 4 bedroom detached bungalow set amongst mature garden grounds, deceptively spacious in both accommodation and plot size.



**3 Steeple Square,
Kilbarchan**

**OFFERS OVER
£235,000**

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.



**65 Locher Crescent,
Houston**

UNDER OFFER

Modern and extended 3bedroom detached villa in one of the of the few cul de sacs in the Locher estate.



**50 Fischer Gardens,
Paisley**

**OFFERS OVER
£159,950**

Situated at the end of a quiet cul de sac sits this immaculately presented & modernised 4 bedroom

detached villa with South west facing gardens and conservatory.



25 Torran Drive, Erskine
UNDER OFFER

This modern semi detached villa is in beautiful internal condition and set in the modern estate of Torran Drive.



26 St Boswells Crescent, Paisley

OFFERS OVER £139,000

Three bedroom semi detached villa in a quiet residential address.



26 Cairnban Street, Govan

UNDER OFFER

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.



7 High Barholm, Kilbarchan

FIXED PRICE £88,000

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



54 Balmoral Drive, Elderslie

OFFERS OVER £155,000

This 3 bedroom semi detached villa is set in arguably one of the largest plots in the local area with fantastic mature gardens to both front and rear.



14 Sunningdale Drive, Bridge of Weir

OFFERS OVER £139,000

Set within a popular residential locale, is this modernised 3 bedroom end terraced villa.



0/2 95 Ruchill Street, Glasgow

OFFERS OVER £112,500

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



5 Rashieglen, Erskine

OFFERS OVER £86,500

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



4 Ladyland Place, Kilbirnie

OFFERS OVER £149,995

This modern linked villa is beautifully appointed throughout.



12 Barshaw Drive, Paisley

OFFERS OVER £135,000

This 3 bedroom semi detached villa is a great family home in a popular area of Paisley.



10 Mainscroft, Erskine

UNDER OFFER

This two bedroom, modern lower cottage flat is ideal for those looking to downsize.



7 Ingleby Court, Bridge of Weir

OFFERS OVER £85,000

Enjoying a central location in the village of Bridge of Weir is this modern 2 bedroom apartment in the preferred first floor location.



19 Barclay Avenue, Elderslie

OFFERS OVER £145,000

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



4 Methuen Road, Paisley

UNDER OFFER

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.



24 Memus Avenue, Cardonald

UNDER OFFER

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



19 Campsie Drive, Paisley

UNDER OFFER

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



3 Greenlaw Avenue, Paisley

FIXED PRICE £125,000

Beautiful traditional two bedroom ground floor flat in the ever popular Greenlaw conservation area.



33 Greenhill Crescent, Linwood

OFFERS OVER £95,000

This three bedroom end terrace villa is presented to the market in superb condition.



5 Willow Avenue, Elderslie

FIXED PRICE £85,000

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



13 Ballyhennan Crescent, Tarbet

UNDER OFFER

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

OFFERS 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.



14 Tiree Avenue, Glenburn, Paisley

OFFERS IN THE REGION £85,000

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



107 Sandy Road, Renfrew

UNDER OFFER

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



22 Espedair Street, Paisley

OFFERS OVER £69,995

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



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.



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.



18 Hollows Crescent, Paisley

OFFERS OVER £79,950

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



41 Lochfield Crescent, Paisley

UNDER OFFER

This two bedroom upper cottage flat is located in the popular Lochfield area of Paisley.



73 Wheatlands Drive, Kilbarchan

UNDER OFFER

This beautifully appointed 2 bedroom lower cottage flat has been refurbished to create a stunning apartment with excellent rear gardens.



Flat 0/1 320 Maxwell Road, Pollockshields, Glasgow

FIXED PRICE £59,000

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



31 Lochinver Crescent, Paisley

UNDER OFFER

This spacious three bedroom upper cottage flat offers excellent family accommodation and private gardens.



23 Colinslee Drive

UNDER OFFER

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



33 Spey Avenue, Paisley

OFFERS OVER £79,000

Excellent ground floor apartment offers a good level of accommodation.



7 Blackstoun Oval, Paisley

FIXED PRICE £42,000

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



72 High Street, Lochwinnoch

OFFERS OVER £69,999

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



69 Springbank Road, Paisley

FIXED PRICE - £35,000

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

PAISLEY OFFICE: 21 Moss Street, Paisley PA1 1BX
t: 0141 840 6555 f: 0141 848 9168
e: paisley@cochrandickie.co.uk

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

cochrandickie.co.uk



cochrandickie
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.

H



Woodlands DAY NURSERY

We're branching out...

Our exciting new building offers more quality childcare places for 0-5 year olds.

To enquire or register for a place, please call us on **01505 613134** or email woodlandsnursery@btconnect.com



GRAND DESIGN



A STATELY MODERN VILLA ON THE RURAL EDGE OF KILMACOLM OFFERS A WEALTH OF ACCOMMODATION, WITH A STUNNING DESIGNER INTERIOR AND A PEERLESS LEVEL OF SPECIFICATION

Just before Lochwinnoch Road leaves Kilmacolm and heads into the lush Inverclyde countryside, it passes Northfield. Constructed in 2005 by Charles Church, this pleasingly symmetrical double bay-fronted villa is one of the largest residential properties in the village, covering around 3,800 square feet including its detached double garage. As the largest of just four properties within this highly exclusive modern development, this was the biggest house Charles Church had hitherto constructed in Scotland, and it was understandably used as the development's show home.

Today, this grand property retains its original show home ambience, thanks to the creativity and dedication of its current

owners, Hugh and Elizabeth Scott. They have owned Northfield from new, diligently upgrading the house's already impressive specifications, and introducing aesthetics that any professional designer would be proud of. The end product is a nine-apartment property whose boundless flexibility and opulent accommodation would be worthy of film stars, who would certainly feel at home in the reception hallway. A Hollywood-style staircase ascends imperiously to a half-landing, before splitting in opposite directions to reach a gallery landing that sweeps around the stairs on all four sides.

As well as accessing two opposing storage cupboards and a fully-tiled two-piece cloakroom,

the oak-floored reception hallway establishes a number of recurring themes throughout Northfield's interior. These range from high ceilings and dentil cornicing through to stunning décor and sets of glazed double doors. One such pairing swings open to reveal a 30-foot formal lounge, complete with inglenook-style windows along its papered feature wall, and French doors in a box bay at the far end. Soft, neutrally coloured carpet can be found in all nine main apartments, including another double aspect apartment beside the lounge. This presently serves as a study, although it could easily be a family or TV room, and the same is true of the 21-foot bay windowed apartment directly across the hallway, which currently handles formal dining duties.

Grand though these public rooms are, they're likely to be eclipsed by the vision that is Northfield's kitchen. In truth, this is really three rooms in one, since the main kitchen is flanked by an open-plan breakfasting area and a separate family room. Both these areas have French door access into the back garden, and each has matching feature wall décor on its furthest wall. Either is quite capable of accommodating a table and chairs, and their positions lend a pleasing symmetry to a kitchen of rare quality. One wall is given over to an integrated Welsh dresser-style bank of cupboards, including display cabinetry and an elevated oven and microwave. A central island unit has wine racks and pan drawers underpinning a granite breakfasting bar, while the three remaining walls are home to a seamless sweep of designer cabinetry. Standout components include a five-ring gas hob and pelmet lighting above the window, while keen chefs will revel in the profusion of worktop and storage space.

As well as external access via French doors in the breakfasting area and family room, the kitchen also connects with the gardens through a utility room. This reprises the kitchen's cabinetry and flooring, accessing one of two ground floor cloakrooms and serving as a conduit into a completely private side garden. Around the corner, Northfield's child-friendly and secure rear grounds are bounded by a mixture of stone walls and hedging. A level lawn extends up to a substantive patio, with a pathway leading to a detached double garage that is traditionally constructed, like the house itself. Indeed, this was one of the elements that initially attracted Hugh Scott to Northfield, as he explains: "I put great store in traditional construction, so I liked that element of the house when I first



viewed it. I also quite liked the separate garage, and the fact that there's parking for four cars outside it as well."

It's perhaps unsurprising that Hugh was similarly smitten with Northfield's interior: "I was very impressed with the room sizes, which were considerably bigger than any other properties we'd seen. It never feels crushed – we had 22 people here for lunch last Christmas, and that's not exceptional. At any one time, we can have ten people debating in the dining room, a dozen watching TV in the lounge and six people socialising in the kitchen, and yet the house copes admirably. It never feels any the worse for wear afterwards."

Considering the expansiveness of this ground floor accommodation, the first floor apartments have much to live up to, and they certainly don't disappoint. All five are spacious double bedrooms; four have high-quality integrated wardrobes, three offer en-suites and two benefit from double-aspect views. The en-suites are all presented with crisp white sanitaryware, matching tiling, chrome detailing and a delicately shaded border at half-height level. Even the capacious centrally-positioned family bathroom reprises this aesthetic, while the double aspect

master en-suite measures over 16 feet in length, bookended by a freestanding roll-top bath and a double shower cubicle. As for the bedrooms themselves, each is neutrally presented with a reprise of the soft carpets first seen downstairs; the master's storage is particularly impressive, with two refitted banks of double wardrobes augmented by a five-door sweep of storage across two separate walls.

Viewed holistically, it's easy to see why Northfield represents such a unique opportunity, particularly in the context of its location as the second-last house in the village, overlooking farmland. Minimal foot traffic passes the large and immaculately landscaped front garden, yet Kilmacolm's numerous amenities are comfortably within walking distance, including the acclaimed and sought-after St Columba's School. Blending modern specifications with traditional dimensions, and combining a peaceful family-friendly setting with urban convenience, this grand design offers the best of all worlds.



For further details contact Cochran Dickie
t: 01505 613 807
e: bridgeofweir@cochrandickie.co.uk



IDEAS



DESIGN



BUSINESS



For over three decades we have enabled hundreds of organisations, large and small, to gain greater exposure to wider markets. We help realise personal and corporate aspirations, move people and product. More pragmatically, we increase sales and profitability.
CREATIVITY ON DEMAND FOR PROPERTY, EVENTS, LEISURE AND OTHER NICHE MARKETS.
 We understand that you need your brand to stand out now, to really reach out, to speak to and engage with your market. We're confident you'll be interested in what we have to say about attracting and sustaining profitable business.

IDEAS®

BRANDING DESIGN MARKETING

t. 01324 716827 Redding House, Redding, Falkirk, FK2 9TQ ideas.co.uk

Concept, production and project management for:

ONLINE BROCHURES AND REPORTS ADVERTISING EXHIBITION AND CONFERENCE MERCHANDISING EVENTS INTERIORS SOCIAL NETWORK INTEGRATION

bromac

TIMBER PRESERVATION
AND DAMP PROOFING

Bromac your local timber and damp proofing specialists covering West Central Scotland for the past 25 years. Free survey and quotation service from our local qualified surveyors.

- Timber Preservation - Wet Rot, Dry Rot, Woodworm
- Damp Proofing
- Basement Tanking
- General Building and Stonework
- Condensation Control

Across the spectrum of the building industry, there is continued emphasis on preserving what is best from former architecture.



bromac limited

T. 01698 827772 www.bromac.ltd.uk

Fax: 01698 823138 Email: info@bromac.ltd.uk
 Craighead Cottage, Whistleberry Road, Hamilton ML3 0EJ



They have
their sights
set on a
bright future

Age 3 - 18 years

Financial assistance available

Please visit us to find out more
www.st-columbas.org

St Columba's School,
Duchal Road,
Kilmacolm, PA13 4AU

St Columba's School Ltd is a
registered charity SCO12598



ST
COLUMBA'S
SCHOOL



With fewer buyers
what do you want to
see more of from your
property portal?
More eyes on you.

You'll **see more** from
us soon.

 **rightmove**.co.uk
The UK's number one property website



hollijon and phillips
interior designers

furniture - lighting - soft furnishings - kitchens - refurbishment
accessories - wallpaper - fabrics - project management

116 Great Western Road Glasgow G4 9AD 0141 332 1234

www.hollijon.com

Buying Property In Today's Market

A Solicitor's View

PROSPECTIVE BUYERS SHOULD SEE AS MUCH PROPERTY AS THEY CAN TO REALISE WHAT IS AVAILABLE FOR YOUR MONEY. BE FULLY AWARE OF YOUR PRICE RANGE WHEN VIEWING A PROPERTY AND BASE YOUR VIEWINGS ON THE ESTATE AGENT'S ASKING PRICE. IF THE PROPERTY IS OF INTEREST TO YOU IMMEDIATELY REQUEST SIGHT OF THE HOME REPORT AND PAY ATTENTION TO THE SINGLE SURVEY AND IN PARTICULAR TO ANY MATTERS DISCLOSED WHICH REQUIRE FURTHER INSPECTION.

If you are still interested in progressing then contact your Solicitor immediately. In this market it is important to have good "hands on" advice and if your Solicitor is not prepared to be proactive in negotiating on your behalf then choose another Solicitor! Most conveyancing Solicitors are well aware of the market and how it is presently working as they deal with this on a daily basis. You are emotionally involved with the purchase as this is the property where you hope to live and sometimes your "heart will rule your head". It is better to let the professional acquire the property on your behalf on the best possible terms.

If there are any "3" disclosed in the single survey then your Solicitor will be able to instruct specialists or

contractors to provide quotes for any necessary works.

When the Solicitor has submitted an offer which has been verbally accepted by the estate agent the actual "conclusion of missives" is totally dependent on the buyer's offer of loan from the lenders being received by their Solicitor. This means that as soon as an offer has been verbally accepted the buyers should progress their mortgage application as quickly as possible. Do not delay the completion and submission of your mortgage application as, at present, lenders are being very particular with their approvals. I have even had a loan refused because there were chickens in the back garden!

H

When purchasing always remember if you have queries about the system, ask your Solicitor.

A MOVING EXPERIENCE



Thomas Taylor & Co.

thomastaylorremovals.co.uk
01505 843374

REMOVALS & STORAGE

Thomas Taylor and Company specialise in removals, packaging and storage in Scotland. Our fleet cover throughout Scotland, including the West Coast Islands, the UK, and Ireland.

We're serious about selling

GSPC's unique blend of advertising tools delivers the best marketing for your home.

In print

With the west of Scotland's biggest and best known property guide



On-line

With the best on-line coverage in Scotland

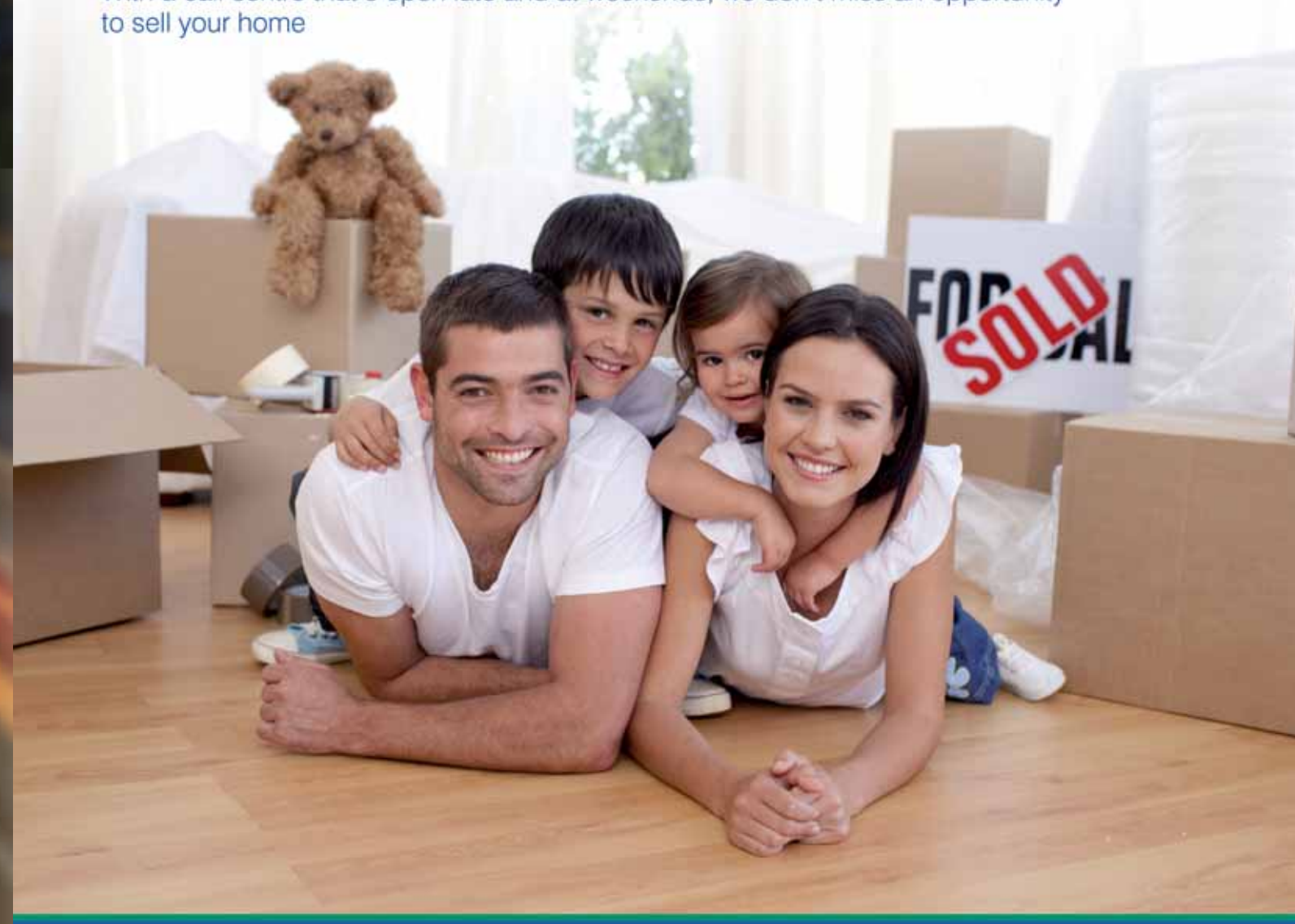


E-mail

With the largest mailing list in the west of Scotland. We send over 10,000 e-mails a month telling buyers about new homes on the market.

Telephone

With a call centre that's open late and at weekends, we don't miss an opportunity to sell your home



Professionals in property



Selling Houses



cochrandickie
ESTATE AGENCY
cochrandickie.co.uk



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

PAISLEY OFFICE:

21 Moss Street, Paisley PA1 1BX t: 0141 840 6555 f: 0141 848 9168 e: paisley@cochrandickie.co.uk