



16 Hunterhill Road, Paisley

Offers Over £329,000





This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## THE PROPERTY

Welcome to Chapelfield Cottage, No.16 Hunterhill Road, Paisley. A beautiful detached Victorian Villa which dates back to the late 1800's and is brimming with original period features and traditional charm. The accommodation is fantastically flexible and can be utilised as either a 3, 4 or 5 bedroom property, ideal to suit growing families.

Demand for historical character property in such a highly desirable location has increased massively and this is a rare opportunity for an astute buyer to purchase a truly magnificent property of distinction, which has been sensitively preserved with a design that not only retains but emphasises the original features.

Occupying an enviable elevated position the property boasts outstanding front facing views across Paisley and is conveniently located only a short walk from supermarkets, leisure facilities and Canal Street Train Station, a direct line into Glasgow City Centre.

First impressions are everything and this property delivers both inside and out! The detached Garage is located at ground level off the main road whilst the property itself is accessed via a winding upward pathway via the beautifully landscaped front garden.

Access to Chapelfield Cottage is via traditional timber frame storm doors leading you in the first instance to the entrance vestibule and in turn to a grand and spacious entrance hallway. Upon entry, you will be instantly impressed by the great scale and volume this home has to offer.

The ground floor is currently occupied by 3 public rooms; the Sitting Room, Drawing Room and Dining Room. All rooms feature bay window formations with traditional sash and case glazing, feature fireplaces and in-built storage areas.

The entrance hallway also features a sizeable cloak cupboard as well as downstairs W.C., a more modern addition to the property.

The exceptionally well-appointed Dining Kitchen features a fixed breakfast bar area as well as ample space for a further dining table if desired. Comprising of a traditional range of shaker style wall and floor mounted units providing excellent workspace and storage. There is a stainless-steel sink with chrome mixer tap, integrated oven, separate grill, hob and extractor hood. With additional space for freestanding white goods which can be included within the sale if required.

The highlight of this room being the floor to ceiling pantry which is cleverly concealed behind double doors, as well as the original serving hatch to the Sitting Room and fully operational Chamber Bells.

For much more detailed information, please see the complete online listing.

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