



cochrandickie
ESTATE AGENCY

196 Glasgow Road,
Paisley PA1 3LT

www.cochrandickie.co.uk







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Number One Nine Six Glasgow Road is an imposing sandstone villa occupying a prime position opposite Barshaw Park in the much sought after, Ralston area of Paisley. Upgraded and modernised whilst retaining a wealth of period features including cornice, deep skirtings and original doors the refurbishment program included partial re-wire, new gas central heating system and new double glazing.

Upon entering you get a sense of the quality of this impressive home, broad hallway, original stairwell and high ceilings await.

To the front is the formal lounge with bay window and feature fireplace with wood burning stove. Opposite is the dining room which is equally impressive with further fireplace and large window. There is a family room, home office, shower room, breakfast kitchen and a fantastic utility room both with Upvc doors leading to the garden.

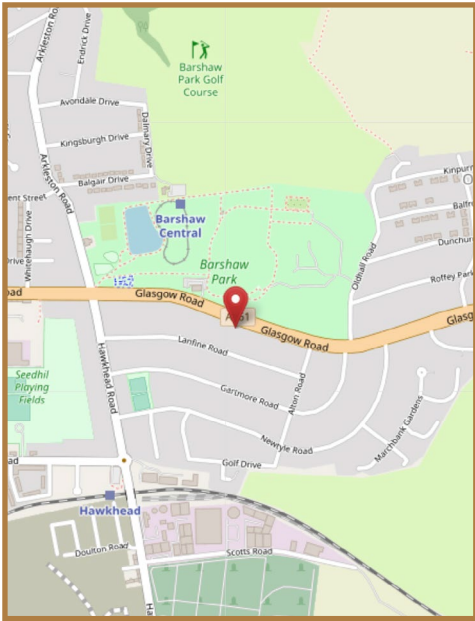
The carpeted stairwell leads past an arched window to the first floor landing where there are four fantastic double bedrooms and a contemporary house bathroom with freestanding bath, separate shower, WC and wash hand basin. The principal bedroom has an en suite shower room again designed in a contemporary manner with his 'n' hers wash hand basins. From the windows you have a lovely view over Barshaw Park.

The property specification includes gas central heating, double glazing and a security alarm system.

The property is set on a sizeable plot with mature, enclosed grounds. The entire front is stone chipped providing ample parking via a set of wrought iron gates and bordered by a laurel hedge. The rear garden is south facing with lawn, patio, children's play area and access to the garage which abuts the property, currently used as a home gym.

This lovely family home is ideally placed for what Paisley has to offer as well as easy commuting via the M8 motorway. Schooling is nearby with the added benefit of being within the much sought after Ralston Primary School catchment.

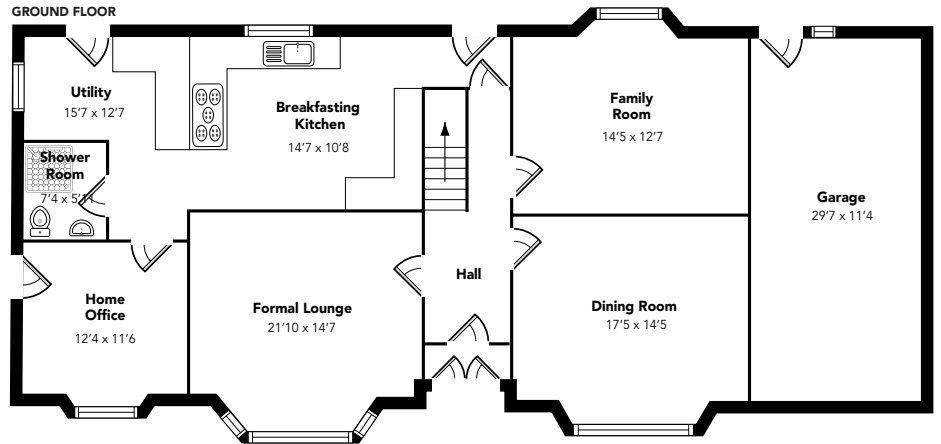
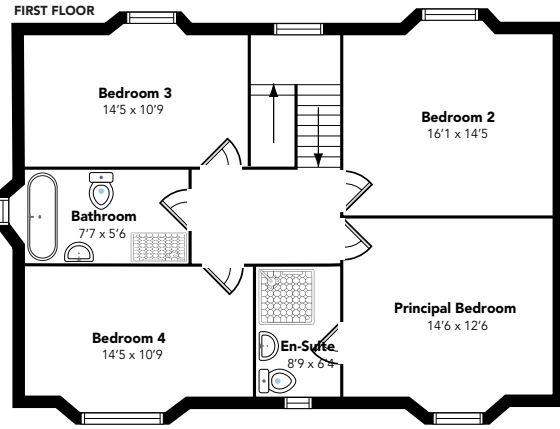




EPC rating
D

Office
Paisley

disclaimer
Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



Floorplans are indicative only - not to scale
Produced by Plushplans

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