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ESTATE AGENCY

**114** Stathcarron Drive,  
Paisley PA2 7AY

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# 114 Stathcarron Drive, Paisley PA2 7AY

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This beautifully presented detached villa is set in an elevated position in this popular residential locale.

The accommodation is over two levels and is neutrally decorated throughout. The reception hallway has hardwood floor covering and gives access to two double bedrooms, one of which is a guest bedroom with an en-suite shower room. There is also a separate shower room on this floor as well as access through the storage cupboard to a store room and subsequently a door and steps to the garage.

On the upper level you will find the bay window lounge, open plan dining kitchen with French doors opening directly to the rear garden. The newly installed high gloss kitchen has wall & base units with integrated appliances that include oven, hob,

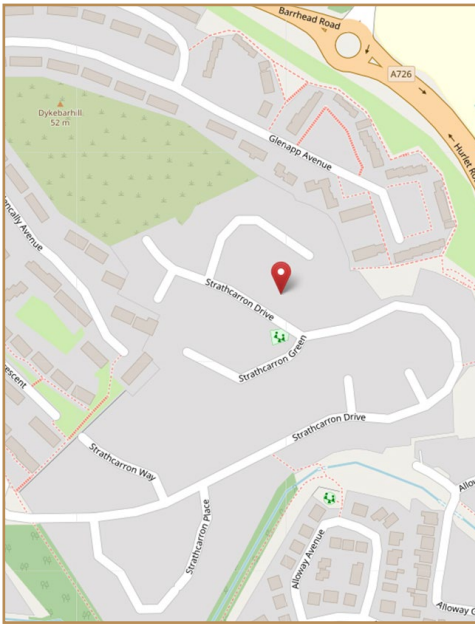
extractor hood and dishwasher. The principal bedroom has a wardrobe and storage cupboard as well as an en-suite shower room and there is a further bedroom and house bathroom on this floor completing the accommodation.

Externally to the front there is a monobloc driveway leading to the garage. To the rear there is a patio centrally placed in the lawn with soft bank of lawn surrounded by timber fencing.

The property is situated within an exclusive development of modern homes, quiet yet ideally placed for local amenities such as schools and shops. Excellent transport links via Hawkhead and Paisley Gilmour Street train Stations connect locally as well as to Paisley Town Centre.







EPC rating

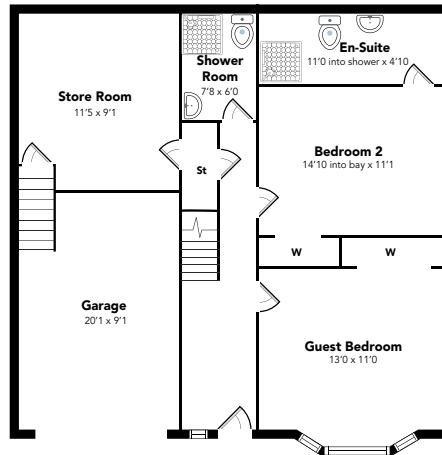
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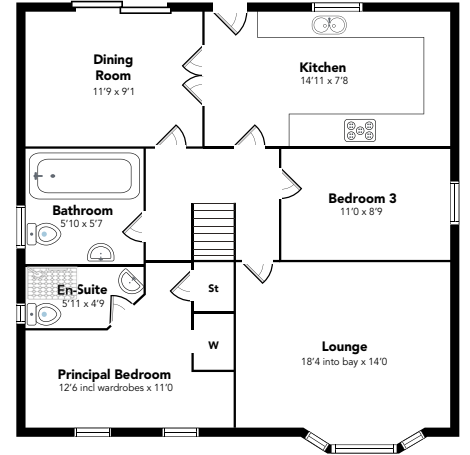
**disclaimer**

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.

LOWER FLOOR



UPPER FLOOR



Floorplans are indicative only - not to scale  
Produced by [Pushplans](#)

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