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ESTATE AGENCY

**18** Balgonie Drive,  
Paisley PA2 6HH

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# 18 Balgonie Drive, Paisley PA2 6HH



Situated in a very popular residential locale sits Number Eighteen Balgonie Drive, a beautifully presented, comprehensively modernised & upgraded family home offering spacious and flexible accommodation over two levels with the addition of stunning landscaped garden grounds to the rear.

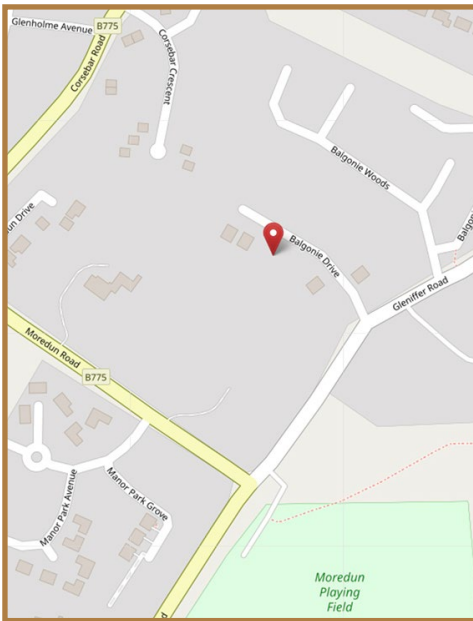
The property is set in a fabulous plot with accommodation comprising; entrance hallway with glass balustrade to upper level, family room, ground floor bedroom, contemporary fully tiled bathroom and the outstanding feature; the open plan lounge, breakfast/kitchen with dining room set back creating the most fantastic living/social space for todays modern buyer. The kitchen itself has ample wall & base units with integrated, oven, hob, extractor hood, microwave, wine fridge and dishwasher. The island is ideal for casual dining and there is a set of Bi-fold doors leading to the amazing garden. Off the kitchen is a utility room with plumbing and beyond this a cloakroom with WC and wash hand basin.

The carpeted stairwell splits into two at the top. Going straight ahead is the principal bedroom with vaulted ceiling and separate fully tiled shower room and to the front of the property two other bedrooms, both with built-in fitted wardrobes.

Externally to the front there is substantial parking bordered by a stone dashed wall surrounding. The fabulous, landscaped rear gardens are easily maintained with a blend of Astro grass, planters and patio areas with the lower level having a fantastic, covered bar area. The garden is private with mature trees and timber fencing surrounding.

The specification also includes gas central heating & double glazing.





EPC rating

D

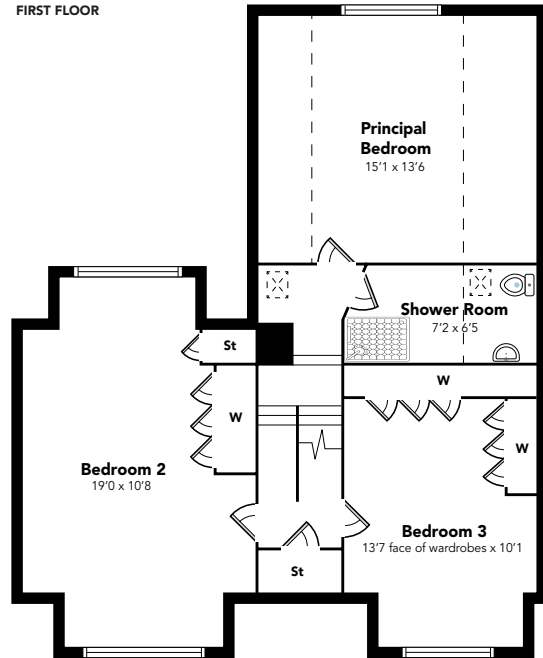
Office

Paisley

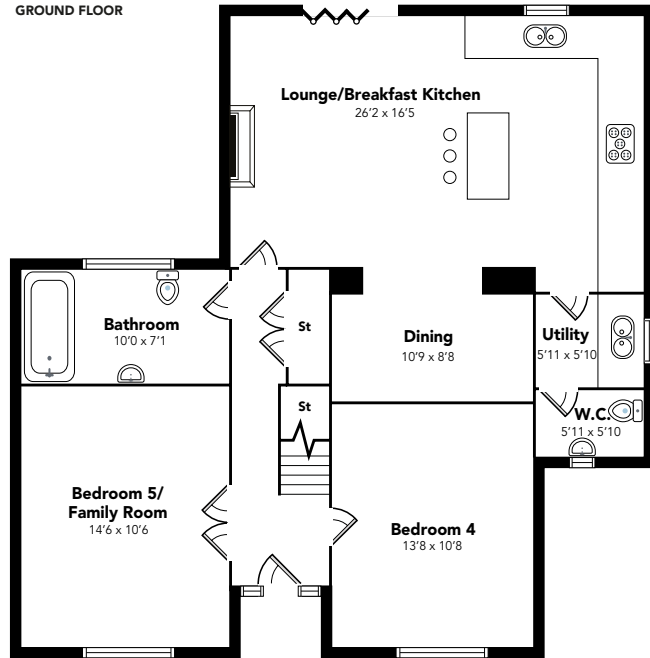
disclaimer

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.

FIRST FLOOR



GROUND FLOOR



Floorplans are indicative only - not to scale  
Produced by Plush Plans Ltd

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