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ESTATE AGENCY

15/1 Carriagehill Drive,
Paisley PA2 6JG

www.cochrandickie.co.uk



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This stunning duplex conversion has been meticulously upgraded whilst retaining a wealth of period features all set in a much sought after Brodie Park address.

A shared entrance vestibule with timber outer leaf timber doors leads to the property's main door. The hallway leads immediately on the left to the formal lounge with high ceiling and feature fireplace. Continuing along the hallway leads you to the two double bedrooms, the principal with dressing area with storage that in turn takes you to the en-suite contemporary bathroom. A separate shower room completes the ground level accommodation. A carpeted stairwell leads to what can only be described as the 'hub of the home'.

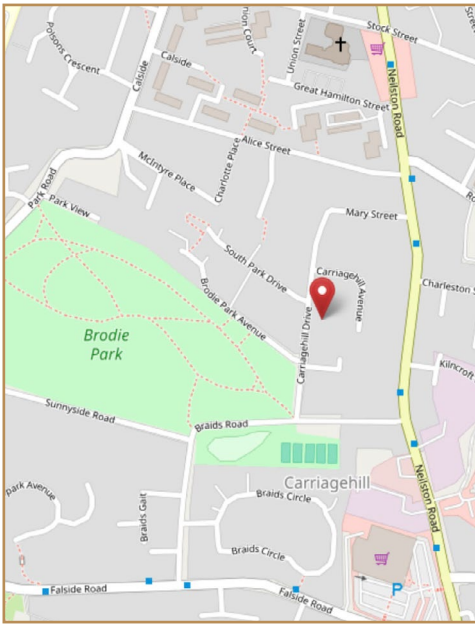
The kitchen is open plan with the living area and dining as well as a utility room and WC. The property was extended previously

to create this space which provides incredible social space with natural breaks in each room due to the thickness of the separating walls. Marble tiling throughout the lower ground complete the contemporary look. A set of French doors give access to the most incredibly proportioned garden, one rarely seen in a conversion in this locale. A stone chipped driveway leads to a single garage and a further gated driveway at the rear. The lawn is substantial with separate patio areas enjoying the orientation of the sun. A timber shed provides ample storage for garden equipment and tools.

The property specification includes gas central heating and double glazing.

This desirable address has Brodie Park only one street way. The park is set in a peaceful section of Paisley ideal for the casual walker, families and dogs.





EPC rating

C

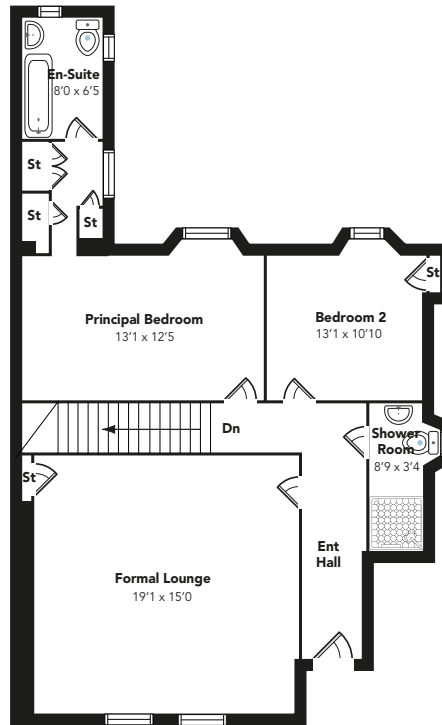
Office

Paisley

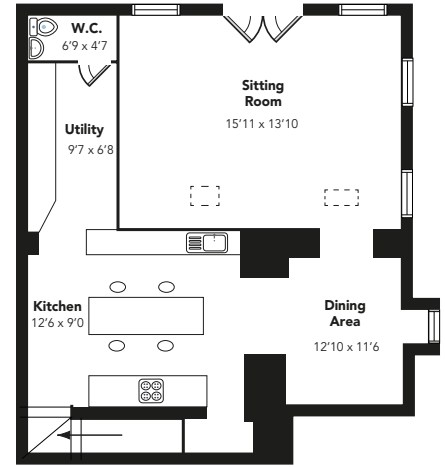
disclaimer

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.

GROUND FLOOR



LOWER GROUND FLOOR



Floorplans are indicative only - not to scale
Produced by Plushplans

Our Offices

21 Moss Street, Paisley PA1 1BX
t. 0141 840 6555
paisley@cochrandickie.co.uk

3 Neva Place, Main Street, Bridge of Weir PA11 3PN
t. 01505 613 807
bridgeofweir@cochrandickie.co.uk

www.cochrandickie.co.uk



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