



cochrandickie  
ESTATE AGENCY

19 High Calside,  
Paisley PA2 6BY

[www.cochrandickie.co.uk](http://www.cochrandickie.co.uk)



# 19 High Calside,

Paisley PA2 6BY

cochrandickie  
ESTATE AGENCY



This beautiful main door conversion is a fine example of a period property which has been well maintained and offers generous accommodation with a flexible layout. The three bedrooms and three public rooms are all great sizes and marry traditional proportions with modern fixtures.

As you come through the front door you are first struck by the inviting reception hallway with its high ceilings, detailed archway, cornicing and architraves. The principle living room is on the right and is effortlessly elegant with a deep bay window and a modern gas fire. This is an ideal room to receive guests and socialise whilst enjoying its generous proportions. To the side of the property an extension provides further public space including a formal dining room which flows into the kitchen and on to the garden room. The garden room provides a tranquil vantage point to the mature grounds at the rear and is semi open plan to the kitchen. Plenty of storage space and a quartz worktop makes the kitchen the perfect place to whip up culinary delights and it benefits from appliances including a boiling water tap, Neff gas hob, Neff pyrolytic oven, Neff microwave/convection oven, dishwasher, full size fridge and a full sized freezer.

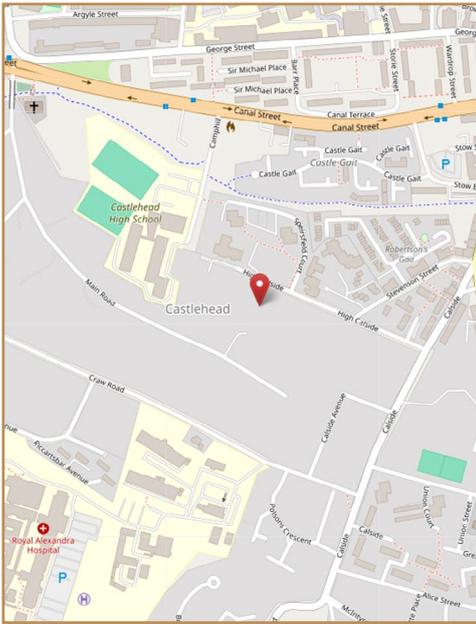
The three bedrooms are also spacious rooms in the original part of the building. Bedroom one and two both have fitted wardrobes and detailed cornicing. There is a luxurious family bathroom which is tiled and has a four piece suite comprising a WC, wash hand basin, bathtub and walk in shower. Just off the third bedroom is a useful utility room with space for laundry appliances, access to the side of the house and access to a tiled shower room.

The property specification includes gas central heating and double glazing.

Externally the property occupies mature grounds with a gated driveway to the front and private garden at the rear. The back garden is very well stocked with plants, shrubs, trees and fruit bushes and also enjoys lawn areas and a patio. For the green fingered a potting shed and a greenhouse offer ideal spaces to further your horticultural interests.

High Calside is an excellent location for easy access to Paisley Town Centre where there is a wide range of amenities. There are also good road links and public transport including a direct train line to Glasgow for Paisley Canal Street Station.





EPC rating

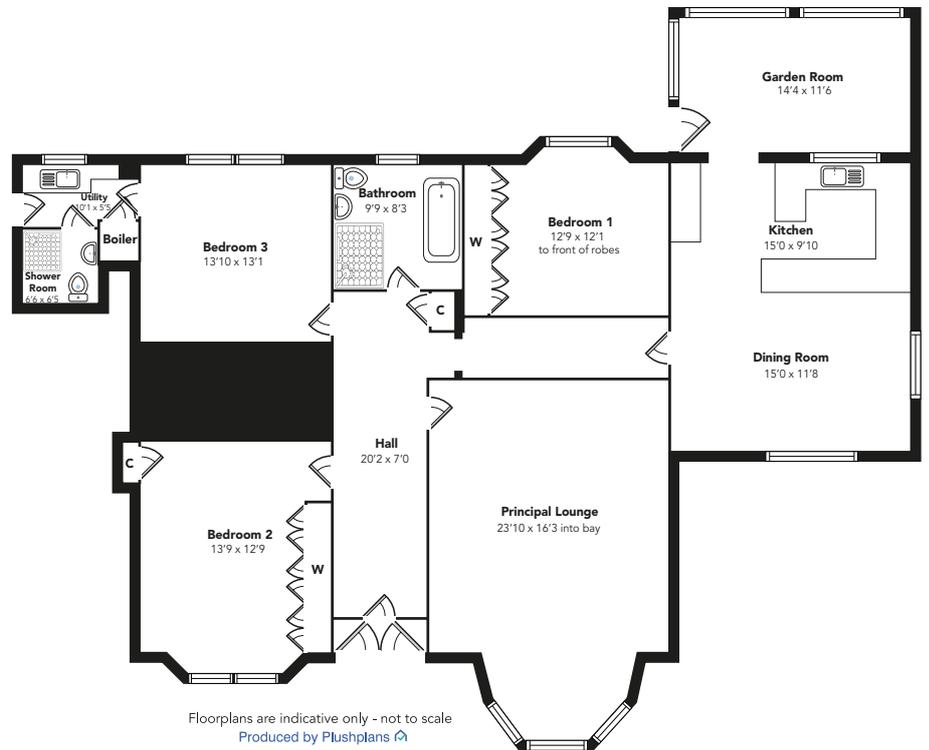
D

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.



## 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

