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ESTATE AGENCY

65 Patterton Range Drive,  
Glasgow G53 7YZ

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# 65

## Patterton Range Drive, Glasgow G53 7YZ

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This beautifully presented terraced villa is situated in the much sought after Sycamore Park Development by Persimmon Homes and set in a convenient residential location. The property is set towards to the end of a cul de sac location with an allocated parking space directly in front of the property.

A welcoming reception hallway leads to the front facing lounge. The breakfast kitchen is to the rear and has wall & base units and integrated appliances including hob, oven, extractor hood and fridge freezer. A separate utility cupboard leads to the ground floor WC and there is a further Upvc door leading to the rear garden.

On the upper level of the property there are two bright and spacious double bedrooms with ample space for wardrobes.

Completing the accommodation is the three piece house bathroom.

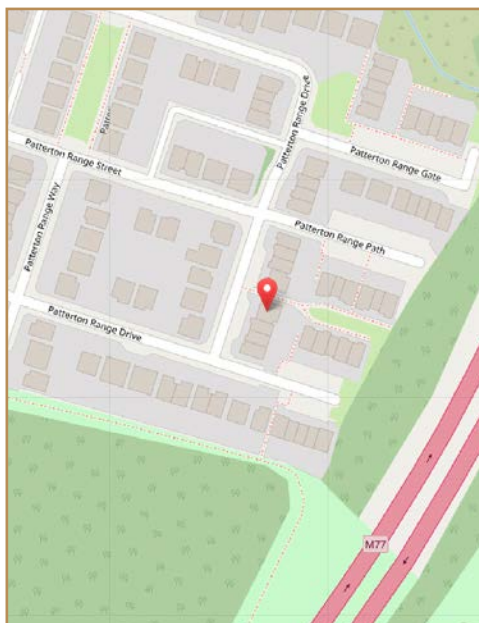
Externally there is a small stone chipped portion of garden to the front and an allocated parking space. To the rear there is an enclosed landscaped garden with timber deck and patio area.

The property is further complemented by double glazing, solar panels & gas central heating.

Patterton Range Drive is an ideal location with a range of local amenities and offers local nearby high street shopping at Silverburn shopping complex. Also close to hand are excellent public transport and motorway links. Providing easy access to Glasgow City Centre.







EPC rating

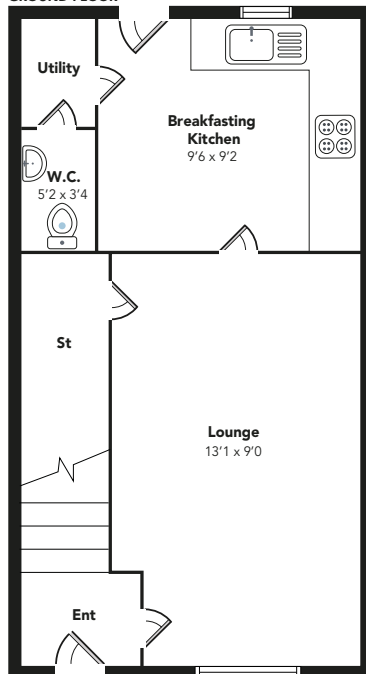
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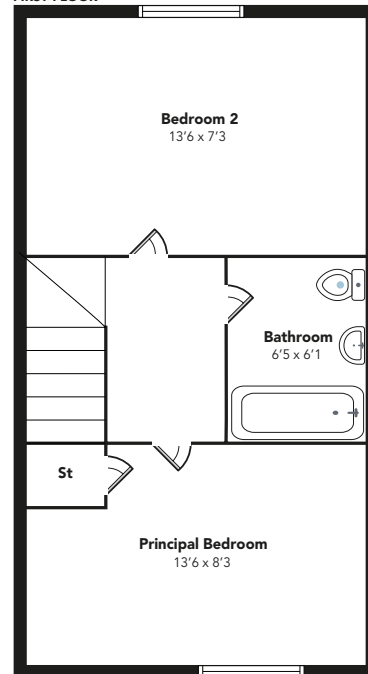
#### disclaimer

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.

GROUND FLOOR



FIRST FLOOR



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

## Our Offices

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