



cochrandickie  
ESTATE AGENCY

64 Gartmore Road,  
Paisley PA1 3NQ

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







# 64 Gartmore Road, Paisley PA1 3NQ



Number Sixty Four Gartmore Road is a stunning Arts & Crafts style detached villa, architecturally extended in recent years but dating back to circa 1924.

Originally built for the Cochran family (who's retail unit subsequently became Arnotts) has only had three owners since with the current owners going through a comprehensive refurbishment and extension program in 2014 culminating in what is now a stunning and beautiful home over two levels in arguably one of Ralstons most prominent addresses.

Upon entering you get a sense of the quality of this impressive home. Original timber outer leaf doors lead to the broad reception hallway with parquet flooring. The hallway has half panelling in keeping with the period of the property. There are two front facing bay window rooms, one of which is the stunning formal lounge and the other could easily be a family room and is currently used as a home office. There are also two bedrooms on the ground floor, the principal having a walk-in dresser and en-suite shower room.



An inner hallway leads to a utility room with storage and a Upvc door leading to the side elevation. The undoubted feature of this lovely family home is the sitting room and the dining kitchen, both with exposed timber beams and high ceilings. The kitchen is 28'0 long and has ample wall & base units with integrated appliances that include oven, hob and extractor hood. The sitting room is semi open plan with the kitchen and has the benefit of underfloor heating and a fantastic corner window with window seat overlooking the beautiful gardens. A set of bi-fold doors leads to the patio and garden. Completing the ground floor is a cloakroom with WC and wash hand basin.



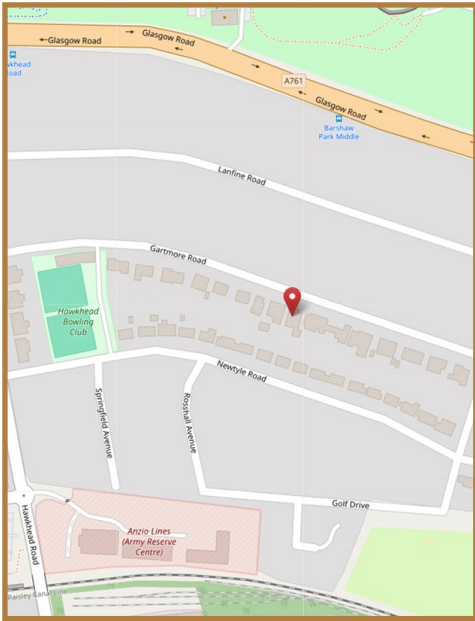
The carpeted stairwell leads past a stained glass window to the first floor where there are three further bedrooms and the house bathroom. Bedroom two benefits from a dressing area and en-suite shower room and the fifth bedroom (currently a home office) has sliding doors to a walk-in dressing area. The house bathroom has a shower, separate bath, WC and wash hand basin. There is access off the upper hallway to a floored and lined attic. Below the property is a cellar with easy access to all services.

The property specification includes gas central heating, double glazing and a security alarm system.

The property is set on a sizeable plot with the added benefit of a 'drive, drive out' cobbled driveway leading to a detached garage with electric up & over door with mature plants and trees bordering. The rear garden is south facing with various deck areas capturing the sun as it moves around the property with a section of lawn in the centre. A separate summer house is at the rear of the garage and has power & light.

This lovely family home is ideally placed for what Paisley has to offer as well as easy commuting via the M8 motorway. Schooling is nearby with the added benefit of being within the much sought after Ralston Primary School catchment.



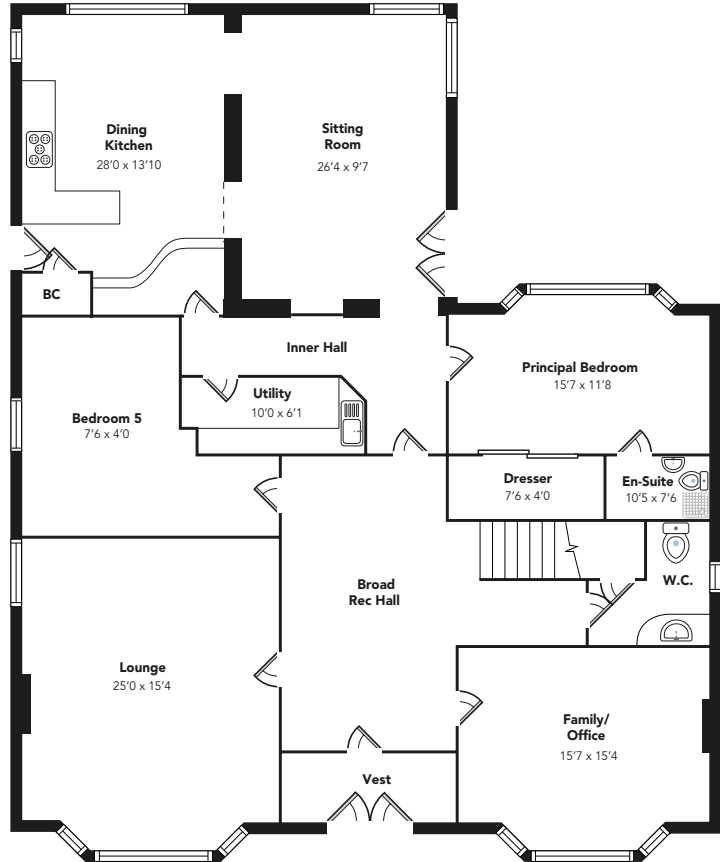


EPC rating  
E

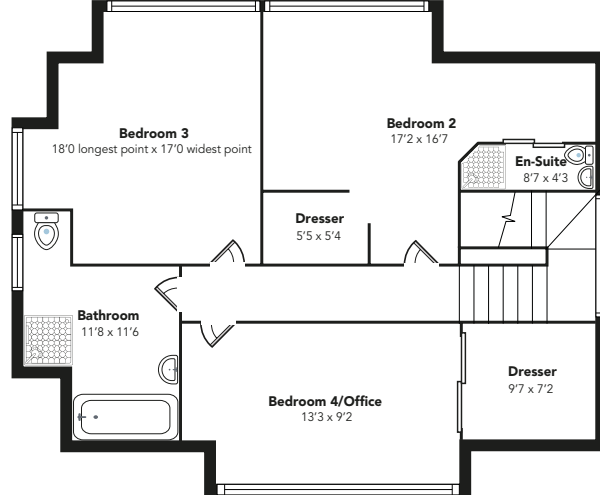
Office  
Paisley

**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



FIRST 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



**cochrandickie**  
ESTATE AGENCY