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ESTATE AGENCY

103 Newtyle road,
Ralston PA1 3JY

www.cochrandickie.co.uk



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Situated in this much admired street in Ralston is this simply stunning extended semi detached villa with accommodation over two levels.

The accommodation has been meticulously upgraded in the past ten years internally as well as externally to create a lovely family home fit for today's modern living.

An entrance vestibule leads to a reception hallway with stairwell to upper level. The lounge is to the front and has a half bay window with door to the fabulous dining, sitting breakfast kitchen that is the hub of the home. There is an island work surface with sink, wall & base units and a freestanding range as well as space for a dining table and settee adjacent to French doors that lead directly to the rear garden. There is also a separate utility room with further storage and plumbing with a separate cloak room off that has WC and hand basin.

The carpeted stairwell leads to an upper gallery hallway where there are three double bedrooms and the three piece house bathroom. The principal bedroom has the same half bay mirroring the lounge below, an ensuite shower room with walk-in shower enclosure and in addition has a further fixed stairwell which was a former cupboard, leading to the floored and lined attic.

The specification of the property includes double glazing and gas central heating.

To the front is a double monobloc driveway. The fantastic rear garden is on two levels with a patio and deck closer to the rear of the property and a level lawn to beyond with a timber fencing bordering.

This really is a fantastic opportunity to reside in a very popular residential locale within the much admired Ralston Primary Catchment area.





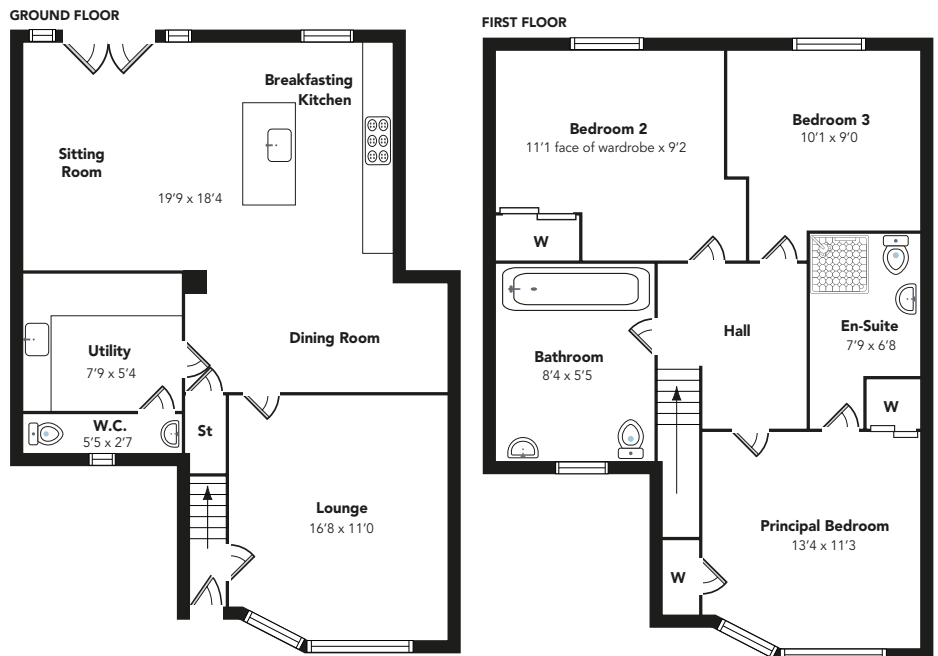
EPC rating

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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.



Floorplans are indicative only - not to scale
Produced by Plushplans

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