



cochrandickie
ESTATE AGENCY

96 Newtyle Road,
Ralston PA1 3JY

www.cochrandickie.co.uk



96 Newtyle Road, Ralston PA1 3JY

cochrandickie
ESTATE AGENCY



Situated in this highly sought after Ralston locale is this extended semi- detached villa offering fantastic flexible accommodation.

Extended to the side and rear the accommodation is spacious and is ideal for the commuter and is within the much sought after Ralston Primary Catchment area.

An entrance vestibule leads to a reception hallway with stairwell leading to the upper level and storage below. The lounge is to the front and has a half bay window and a door leading to the dining room at the rear. The dining room is open plan with the breakfast room which is also open plan with the kitchen so extends across the rear and overlooks the garden with access via a Upvc door. The kitchen has ample wall & base units with integrated appliances that include oven, hob, extractor hood and washing machine.

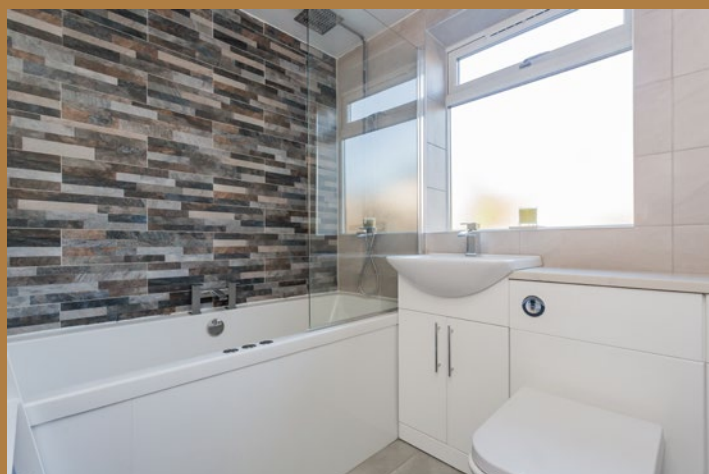
The stairwell splits in two at the first floor level with the second

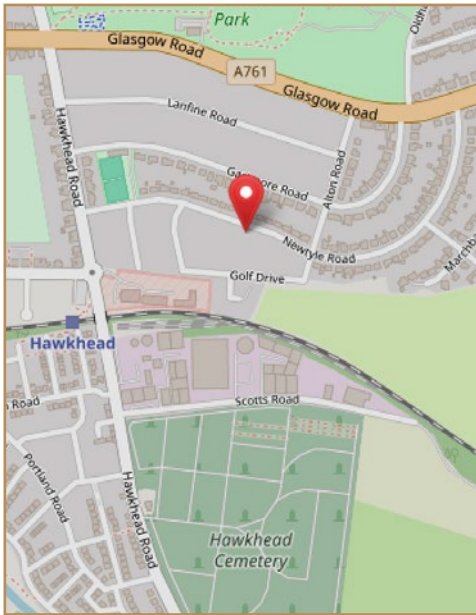
bedroom to the left that is above the garage therefore great proportions and has a walk-in storage cupboard. Opposite this are three further bedrooms and the contemporary family bathroom that has been fully tiled and benefits from a Jacuzzi bath.

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

To the front there is a driveway that leads to the garage that has an electric roller door. There is also a section of lawn to the front. To the rear the garden is of great proportions and has lawn in the centre with stone chips bordering and a fantastic elevated timber deck for outside entertaining.

This really is a fantastic opportunity to reside in a very popular residential locale with great commuting opportunities via Hawkhead Train Station and the easy accessed M8 Motorway Network.





EPC rating

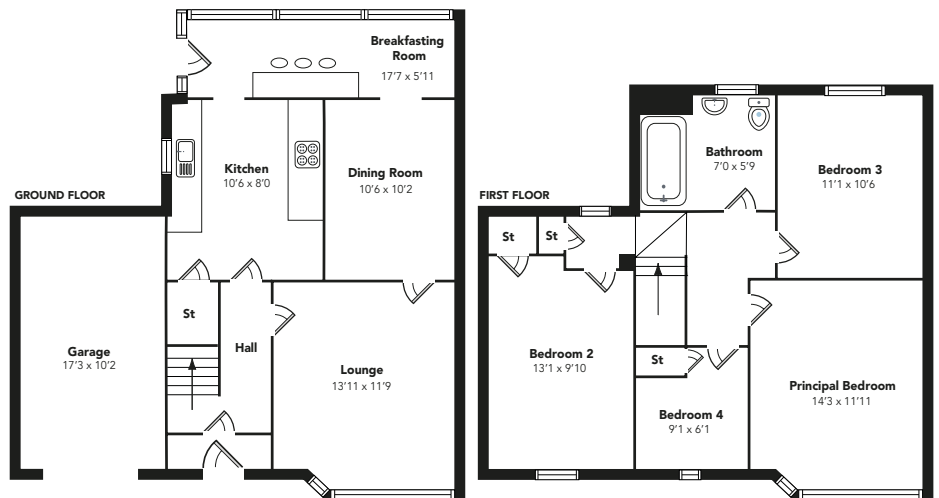
D

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.



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