



cochrandickie
ESTATE AGENCY

115 Newtyle road,
Ralston PA1 3JY

www.cochrandickie.co.uk



115

Newtyle road,
Ralston PA1 3JY

cochrandickie
ESTATE AGENCY



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

The accommodation has been meticulously re-developed in the past six years internally to create a lovely family home fit for today's modern living.

The reception hallway with stairwell has Herringbone flooring that carries through to the front facing bay window lounge. As part of the re-model the kitchen has been moved to what was the dining room to create a breakfast dining size kitchen that has wall & base units and a central island breakfast bar where the ceramic hob also sits. A set of French doors leads to the composite deck and garden. The former kitchen is now a very usable utility room with cloakroom off and a further Upvc door to the garden.

The carpeted stairwell leads to an upper hallway where there are three

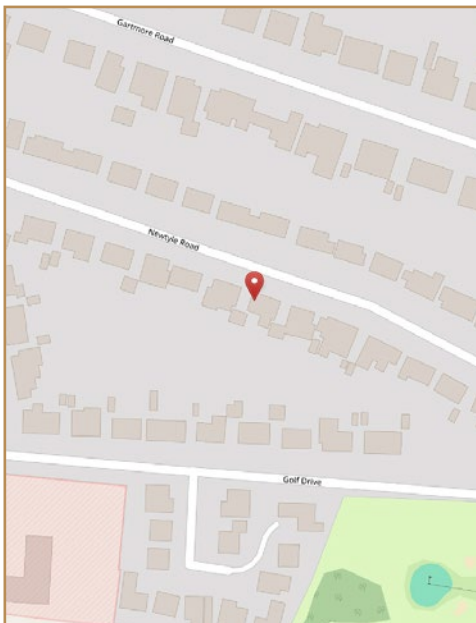
bedrooms and the contemporary designed and extended house bathroom that has a walk-in shower, separate bath, WC and wash hand basin. The principal bedroom has the same half bay mirroring the lounge below with full length wardrobes.

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

To the front is a slab driveway interspersed with stone chips. The fantastic rear garden is on two levels with the composite deck immediately adjacent to the property that leads to the fantastic summer house that also has storage at the rear. There is also a level lawn and the garden is bordered by timber fencing and has the benefit of a south facing orientation.

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





EPC rating

C

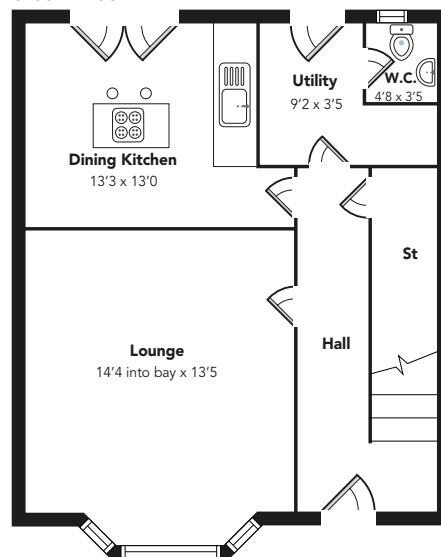
Office

Bridge of Weir

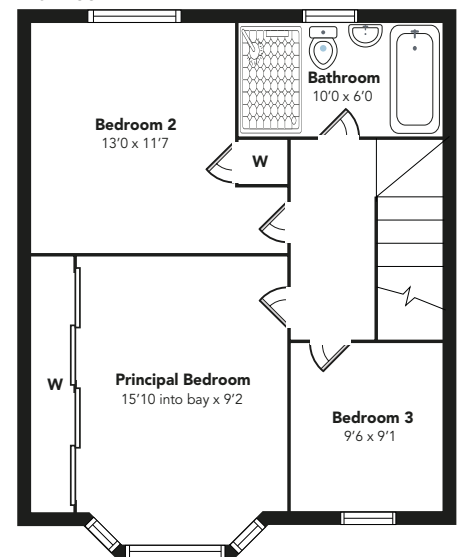
disclaimer

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



rightmove
find your happy

s1homes.com

Zoopla.co.uk

onTheMarket.com

espc.co.uk