



25 Newtyle Road, Paisley
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25 Newtyle Road

Paisley, PA1 3JU

Paisley Town Centre 1.5 miles, Glasgow Airport 3 miles, Glasgow City Centre 7.5 miles, Prestwick Airport 29 miles

For sale for the first time since 1970, a first class detached house on a fine corner site in sought after Ralston district close to the golf course.

Ground Floor:

Twin leaf glazed and arched outer storm doors to entrance vestibule, entrance reception hallway, under stairs cloakroom and general purpose store, rear facing sitting room, family room, dining room/possible 4th bedroom, fitted kitchen, rear hallway with door to rear terrace and gardens, hatch with sub floor cellar access, shelved boiler house, shelved pantry, ground floor bathroom.

First Floor:

Exposed pine staircase with wood turned banister to first floor, upper hallway leading to bedroom 1, bedroom 2 with veranda access, bedroom 3, wet room style shower room, door to eaves and long-term attic stores.

Outbuildings:

Attached single garage, timber garden shed, greenhouse.

Gardens:

Stone wall to front boundary with ornamental railings, twin leaf steel gates to block paved driveway and vehicle hardstanding. Mature level lawn to the front fringed with stocked summer flower beds. Mature blue atlas cedar canopy, block paved pathway to both sides of the house leading to a raised block paved terrace fronted by ornamental block wall with circular indent. Two sets of stone steps lead to lower rear gardens to a level mature lawn with drying green and defined and well stocked herbaceous beds, privacy and seclusion is offered by the surrounding boundary wall and pollarded limes at the rear.

About 0.213 acres

Situation

25 Newtyle Road is situated in the always popular Ralston district just to the east of Paisley town centre and close to the manicured fairways of Ralston golf club.

Paisley town centre has extensive retail, professional and entertainment services. In addition, Ralston is close to both the Silverburn and Braehead retail shopping centres both of which are approximately a 10-minute drive away.

Paisley has excellent local primary and secondary schooling.

Travel links are wide and varied with frequent local bus and train services, good road networks providing fast motor car access to Glasgow and beyond via the M8.

Glasgow City Centre is 7.5 miles away and, as with most major cities, benefits from a thriving retail sector and a full range of professional and leisure services. Glasgow International Airport is a convenient 3 miles to the north.

In Scotland one is never too far from a golf course and 25 Newtyle Road is no exception, Ralston Golf Club is just to the west of the house and further afield in Renfrewshire and Ayrshire there are the internationally renowned golf courses of Turnberry, Royal Troon and Prestwick.

Paisley has the Lagoon indoor water centre and nearby Braehead Xsite leisure centre with its cinema, adventure golf fun station, Laser Station climb zone and bowling, all situated at the Braehead retail village. The David Lloyd tennis, fitness and conditioning centre is within a 10-minute drive.



Description

25 Newtyle Road has remained in the same ownership since 1970, it represents a first-class opportunity for many to acquire a rare home in one of the best and most sought-after residential addresses in Paisley. It is a fine corner sited detached house of white painted harled exterior over a facing brick base course, there is contrasting black painted sills and black painted stone relief at the roofline, the whole is under a slated roof. Internally the accommodation is light, bright, of flexible layout and laid out over two levels. The house is beautifully set amid mature, carefully stocked and landscaped gardens which provide lovely alfresco sitting and dining space, together with much colour, interest as well as privacy and seclusion.

Ground Floor

Twin leaf glazed and arched outer storm doors to a tiled floor entrance vestibule, ornate bevel glass outer door to entrance reception hallway, under stairs cloakroom and general purpose store with opaque glass side window and electrical switchgear, generous rear garden facing sitting room with bay and side windows, dressed honey stone fireplace with raised marble tile hearth incorporating electric coal burning effect fire, smoked mirror Edinburgh press, family room with bay and side window formations, marble tile hearth with electric coal burning effect fire, half open Edinburgh press, dining room/possible 4th bedroom with front facing window, half smoked glass Edinburgh press, fitted kitchen with base and wall units, marble effect splashback at worktops, limed ash effect flooring, window to rear, splashback tile to half height, AEG hob and oven, and further space for domestic appliances, rear hallway with half opaque glass door to rear terrace and gardens, hatch with sub floor cellar access, tiling to half height, shelved boiler house, shelved pantry with side window, ground floor all tiled bathroom with opaque glass window to side, tiling to walls and floor, radiator with part towel rail.

First Floor

Exposed pine staircase with wood turned banister to first floor, opaque glass window at half landing, upper hallway leading to bedroom 1 with dormer window to rear, bedroom 2 with mirrored fitted wardrobes, dormer window formation incorporating sliding doors opening onto raised veranda of stainless steel and glass over composite resin deck flooring, bedroom 3 with window formation to front and fitted part mirror bedroom furniture to one wall, Flemish glass door to first floor wet room style shower room with velux window to front, hypoallergenic flooring, marble effect splashback at shower and tiling to remaining walls, stainless steel upright radiator/towel rail, inset downlighters. Door to eaves and long-term attic stores.

Outbuildings

Attached single garage with concrete floor, light and power, up and over door. Timber garden shed under mineral felt roof, greenhouse with concrete floor and potting benches.

Gardens

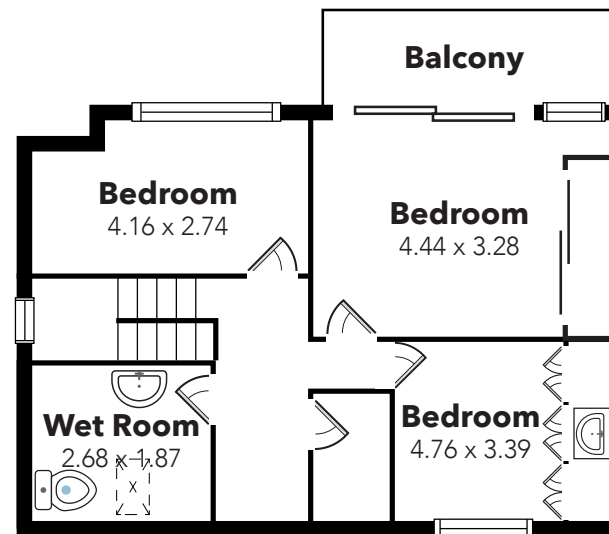
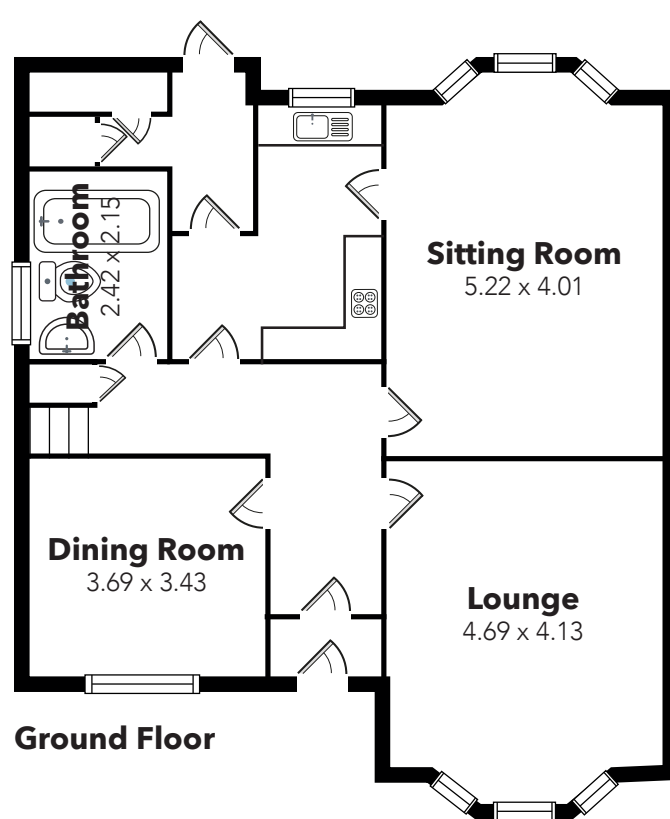
Stone wall to front boundary with ornamental railings, twin leaf steel gates to block paved driveway and vehicle hardstanding. Mature level lawn to the front fringed with stocked summer flower beds, a privet hedge forms the eastern boundary. Mature and striking blue atlas cedar canopy to the western side, block paved pathway to both sides of the house leading to a raised block paved terrace fronted by ornamental block wall with circular indent offering lovely space for alfresco dining, summer furniture and sundowners. Two sets of stone steps lead to lower rear gardens to a level mature lawn with drying green and defined and well stocked herbaceous beds, privacy and seclusion is offered by the surrounding boundary wall and a screen of pollarded limes at the rear.





Floorplan and Site Location

25 Newtyle Road



All measurements, walls, doors, windows, fittings and appliances, their size and location, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



Local Authorities

Renfrewshire House, Cotton St, Paisley PA1 1UJ
Telephone number 0300 300 0300.

EPC

EPC rating D.

Services

Mains water, mains drainage, mains gas, mains gas central heating, double glazing, outside water point.

Note: The services have not been checked by the selling agents.

Council Tax

25 Newtyle Road is in council tax band G and the amount of council tax payable for 2026/2027 is £4,397.88.

Viewing

Strictly by appointment with Robb Residential, telephone 0141 225 3880.

Possession

Vacant possession will be given on completion.

Offers

Offers are to be submitted in Scottish legal terms to the selling agents Robb Residential, 176 St. Vincent Street, Glasgow, G2 5SG. A closing date for offers may be fixed and prospective purchasers are advised to register their interest with the selling agents in order to be kept fully informed of any closing date that may be fixed.

Overseas Purchasers

Any offer by a purchaser(s) who is resident out with the United Kingdom must be accompanied by a guarantee from a bank that is acceptable to the seller.



Travel Directions

From Paisley town centre proceed in an easterly direction on the A761 (Glasgow Road). Continue for 1.1 mile then turn right onto Newtyle Road, continue along Newtyle Road for about 0.1 mile to find number 25 Newtyle Road on the left hand side at the junction with Marchbank Gardens.

Special Conditions of Sale

1. The purchaser shall within 5 days of conclusion of missives make payment as a guarantee for due performance of a sum equal to 10 per cent of the purchase price on which sum no interest will be allowed. Timeous payment of the said sum shall be a material condition of the contract. In the event that such payment is not made timeously the seller reserves the right to resile without further notice. The balance of purchase price will be paid by Bankers Draft at the date of entry and interest at five per cent above The Royal Bank of Scotland base rate current from time to time will be charged there on from the term of entry until payment. Consignation shall not avoid payment of the foregoing rate of interest. In the event of the purchaser of any Lot(s) failing to make payment of the balance of the said price at the date of entry, payment of the balance of the purchase price on the due date being the essence of the contract, the seller shall be entitled to resile from the contract. The seller in that event reserves the right to resell or deal otherwise with the subjects of sale as he thinks fit. Furthermore he shall be entitled to retain in his hands the initial payment of ten per cent herein before referred to which shall be set off to account of any loss occasioned to him by the purchasers' failure and in the event of the loss being less than the amount of the said deposit the seller shall account to the purchasers for any balance thereof remaining in his hands.
2. The subjects will be sold subject to all rights of way, rights of

access, wayleave, servitude, water rights, drainage and sewage rights, restrictions and burdens of whatever kind at present existing and whether contained in the Title Deeds or otherwise and whether formally constituted or not affecting the subjects of sale.

3. The seller shall be responsible for any rates, taxes and other burdens for the possession and for collection of income prior to the said date of entry. Where necessary, all rates, taxes and other burdens and income will be apportioned between the seller and the purchasers as at the said date of entry.

4. The minerals will be included in the sale of the property only insofar as the seller has rights thereto.

5. As part of providing our vendor clients with an improved service and added protection we will seek ID confirmation either direct from the buyer or via Smart Search. The provision of ID confirmation may increase the credibility of an applicant's offer and could encourage our clients to view an offer more favourably.

If you require this publication in an alternative format, please contact Robb Residential on tel 0141 225 3880.

IMPORTANT NOTICE

Robb Residential for themselves and for the Vendors of this property, whose agents they are, give notice that: 1. The particulars are intended

to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Robb Residential has any authority to make or give any representations or warranty whatever in relation to this property on behalf of Robb Residential, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs and particulars taken July 2026.

MEASUREMENTS AND OTHER INFORMATION

All measurements are approximate. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

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RESIDENTIAL

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