



52 Roffey Park Road
Paisley | PA1 3JL

pattison&co

Offers Over £245,000



52 Roffey Park Road, Paisley, PA1 3JL

This generously sized and well maintained semi detached bungalow is presented in the popular Ralston area of Paisley. The property enters by a bright and welcoming hallway giving access to all apartments. The front facing living room boasts a large bay window allowing for maximum light exposure and brings a sense of tranquillity to the room. This property benefits from a second living space to the rear of the property, currently used as a sitting room, and includes a feature convector gas fireplace. Bedrooms 1 and 2 on the ground floor each provide ample space for a double bed with storage, with bedroom 2 benefitting from front facing views. A stair leads from the ground floor hallway to the large converted attic storage space and interconnecting box room, and provides an excellent opportunity for conversion to a bedroom (subject to planning), and boasts panoramic views of Ralston Golf Course and beyond. The kitchen space benefits from full height tiling as well as wall and floor mounted cabinetry, with ample space for white goods. The well maintained, and south facing, rear garden is accessed via the kitchen space, and leads on to favourable patio space with steps to the lower lawn. The shower room includes modern white sanitaryware with full glass screened walk in shower, and is completed by neutral toned walls and floor. The property occupies a privileged plot with mature garden grounds and includes a rear patio area to enjoy the amenity of the south facing garden. The property specification includes gas central heating, double glazed windows and doors, original timber storm doors, a long driveway suitable for a number of cars and a detached garage to the rear. The property is a short walk from popular Barshaw Park and the illustrious Ralston Golf Club. The property is well served by transport links being in close proximity to both Hawkhead and Crookston train stations, connecting the property to the central belt with ease.



All measurements are taken at the longest and widest points and are approximate:-

Ground Floor

Living Room: 4.56m x 3.75m

Sitting Room: 4.93m x 3.90m

Kitchen: 2.15m x 4.00m

Bedroom 1: 3.30m x 4.00m

Bedroom 2: 3.00m x 2.80m

Shower Room: 1.51m x 2.90m

First Floor

Attic Storage Space: 3.66m x 5.00m

Ancillary Storage: 1.51m x 2.71m



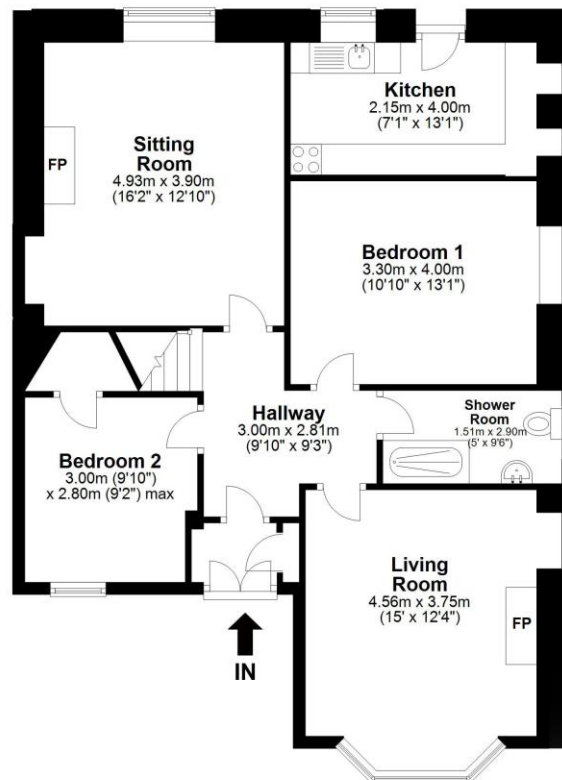
Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82
69-80	C		
55-68	D	64	
39-54	E		
21-38	F		
1-20	G		

Roffrey Park Road, Paisley, PA1 3JL

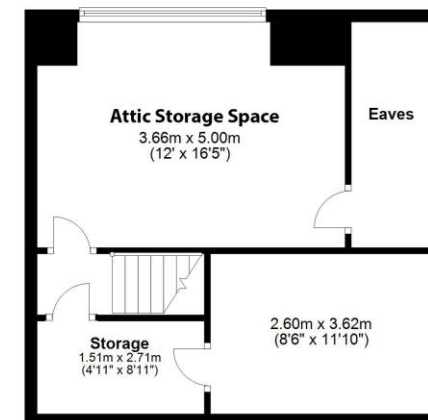
Ground Floor

Approx. 84.1 sq. metres (905.4 sq. feet)



First Floor

Approx. 40.9 sq. metres (440.4 sq. feet)



Total area: approx. 125.0 sq. metres (1345.8 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

pattison&co

117 Byres Road, GLASGOW, G12 8TT

www.pattisonandcompany.com Fax: 0141 357 2871 propertyadmin@pattisonandcompany.com

0141 334 7706