



68 Kinpurnie Road
Ralston, Paisley | PA1 3HG

pattison&co

Offers Over £245,000



68 Kinpurnie Road, Ralston, Paisley, PA1 3HG

This generously sized and well maintained 3 bed semi detached villa is presented to market in the popular Ralston area of Paisley. The property enters by a bright and welcoming hallway giving access to all apartments. The living room benefits from a double window allowing for maximum light exposure and includes feature decorative only fireplace. The living room leads to the dining room which provides ample space for a large dining table and chairs. The kitchen benefits from wall and floor mounted cabinetry in neutral tones, space for white goods, and convenient kitchen / diner hatch. The kitchen leads to the bright conservatory area providing onwards views of the tranquil south facing garden. The master bedroom provides ample space for a double bed and includes integrated storage cabinetry with dressing area. Bedroom 2 also provides space aplenty for a double bed and storage. Bedroom 3 will house a single bed or has potential to be used as a child's room or home office space. The family bathroom benefits from full height tiling and includes three piece white sanitaryware set and shower over bath. The property occupies a privileged plot with well pruned garden grounds and includes a rear patio area to enjoy the amenity of the south facing garden. The property specification includes electric panel storage heating, UPVC double glazed windows, 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, and the M8 motorway network, connecting the property to the central belt with ease.



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

Hallway: 3.55m x 2.09m

Living Room: 4.35m x 3.62m

Dining Room: 3.20m x 3.17m

Kitchen: 3.20m x 2.54m

Conservatory: 2.10m x 4.01m

Bedroom 1: 4.35m x 3.70m

Bedroom 2: 3.20m x 3.50m

Bedroom 3: 2.70m x 2.01m

Bathroom: 1.91m x 2.21m

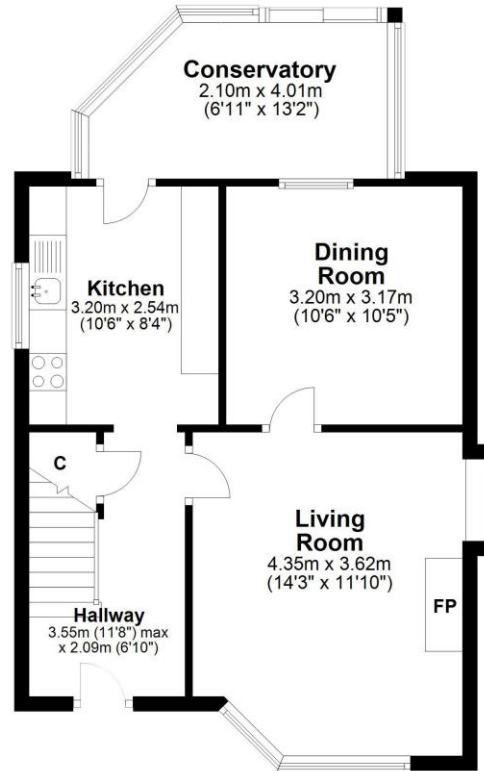
Landing: 2.10m x 2.21m



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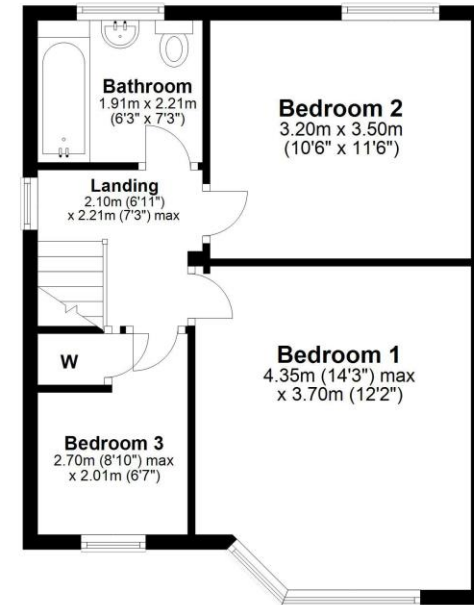
Ground Floor

Approx. 50.4 sq. metres (542.4 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.4 sq. feet)



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	21	
1-20	G		49

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

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.



Total area: approx. 92.6 sq. metres (996.9 sq. feet)