

41 Kinpurnie Road

RALSTON, PAISLEY, RENFREWSHIRE, PA1 3HG



*A STUNNING TWO BEDROOM SEMI-DETACHED
HOME BEAUTIFULLY DECORATED THROUGHOUT*



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Part Exchange Available. If you have ever leafed through a stylish design or property magazine, you will know that there are certain houses that capture the imagination! Having an eye for style and quality, the current owner has transformed this property to the highest of standards. This beautifully presented two bedroom semi-detached villa, is a particularly picturesque example of contemporary living.

The perfect marriage of modern splendour and quality fixtures & fittings throughout; all fall under the spell. Split over two levels, the property is ideal for a variety of people looking for their next home. Stepping through the main entrance, the welcoming hallway that leads to the rest of the apartments on this level sets the tone for the rest of this beautiful property.

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The formal lounge has a wealth of modern charm and has a real 'cosy' feel to it whilst also being flooded with natural from the bay window to the front aspect. Journeying through to the extension which has been transformed into the luxury kitchen/dining area come family zone and has been professionally fitted to include a quality range of floor and wall mounted units with a striking work surface - it also offers quality fixtures & fittings and complimented with a host of integrated appliances and a central island - making this the ideal zone for an aspiring chef. This zone boasts a set of doors that open onto the fully enclosed rear garden and access to the utility room.













the details





utility





Stairs leading to the first-floor level are welcomed by two well-proportioned bedrooms with a tastefully decorated theme on a bright and fresh layout, The rooms offer space to accommodate a range of furniture configurations and space for additional free-standing furniture if required. A luxury shower room completes the impressive accommodation on this level.

Externally, to the front, there is a driveway providing off road parking for a number of vehicles. The garden to the rear provides a high level of privacy and is not overlooked. The high specifications of this family home also include double glazing and gas central heating for additional comfort.



bedroom 1





bedroom 2









Approximate Dimensions
(Taken from the widest point)

Lounge	7.20m (23'7") x 4.50m (14'9")	Shower Room	2.00m (6'7") x 1.90m (6'3")
Kitchen/Diner	6.60m (21'8") x 4.10m (13'5")	Gross internal floor area (m ²): 93m ² EPC Rating: C	
Utility	2.80m (9'2") x 1.90m (6'3")		
Bedroom 1	4.05m (13'3") x 3.40m (11'2")		
Bedroom 2	3.40m (11'2") x 2.50m (8'2")		

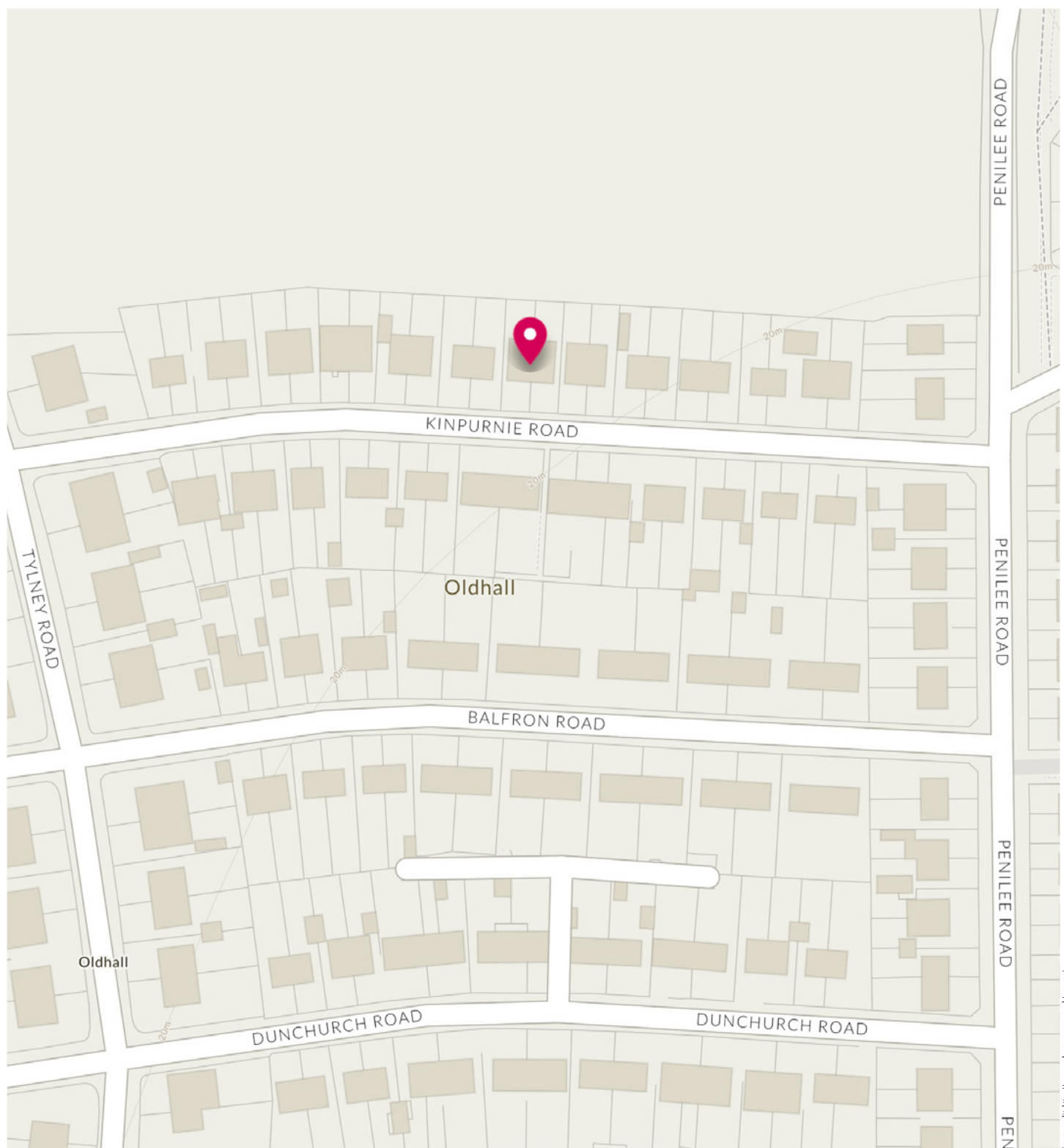




Located in the desirable Oldhall district of Paisley, a short distance from Barshaw Park. This wonderful family home lies within the catchment area of Paisley Grammar School. Close to local bus services along Glasgow Road which connect to the town centre as well as Glasgow.

There are a good selection of local shops and amenities locally including a Tesco store. There are various cafes, bars and restaurants also in the East End. Paisley town centre itself provides the Paisley Centre and mainline railway station. Easy access to the M8 motorway network.

Ralston is an established residential locale with good local schooling, Barshaw Park, Ralston Golf Club and Oldhall Golf Course. It has excellent road links into Paisley town centre with connections towards the M8 motorway network and railway services from Hawkhead station. Glasgow airport is also only a short drive away.



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