

39 Kinpurnie Road

RALSTON, PAISLEY, RENFREWSHIRE, PA1 3HG



A beautifully presented and extended four bedroom semi-detached family home



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Part Exchange Available. We are delighted to bring to the market this striking four-bedroom, extended semi-detached villa in a desirable, quiet location, which would make an ideal home for a growing family. Inside this property, you will find exceptional design and an inspired layout over two levels which provides light-filled and spacious accommodation. This property is spacious and impressive, but at the same time, a fun and functional place to live and enjoy with friends and family. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

THE LOUNGE



The welcoming hallway leads to all apartments on this level. The formal lounge is positioned to the front of the property, and a pleasant outlook is from the window to the front aspect. The current owners have transformed the house to the rear, which was thoughtfully planned and comprises of kitchen/diner and family zone and two well-appointed bedrooms.

THE KITCHEN/DINER



The kitchen has been fitted to include a modern range of floor and wall mounted units with a striking worktop, which provides a fashionable and efficient workspace. It comes complete with a host of integrated appliances. It is easy to imagine the evenings of fine dining this zone will play host to when entertaining friends and family. A set of doors lead onto the rear garden, inviting outside in.



The two bright and airy bedrooms on this level have a range of furniture configurations and space for additional free-standing furniture if required. An impressive shower room completes the accommodation on this level.

BEDROOM 1



BEDROOM 2



THE SHOWER ROOM





Journeying upstairs, the crisp and contemporary styling continues.

You will discover a further two bright and airy well-proportioned bedrooms and a stunning shower room.

BEDROOM 3



BEDROOM 4



THE SHOWER ROOM

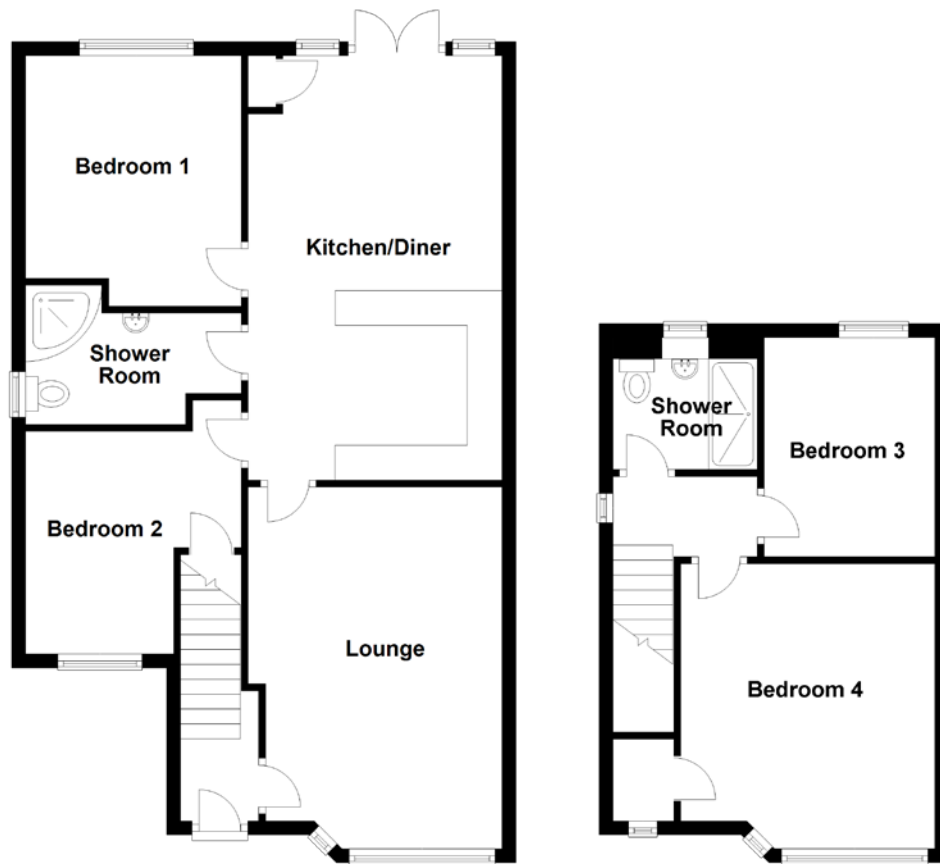


Externally, to the front, there is a driveway providing off road parking for a number of vehicles. The rear garden is a real suntrap and will be popular in the summer months. Many an evening will be spent in this zone, enjoying the peace and quiet. The neighbourhood also has a great community spirit. The high specifications of this family home also include double glazing and gas central heating for additional comfort.

THE GARDEN



FLOOR PLAN, DIMENSIONS & MAP



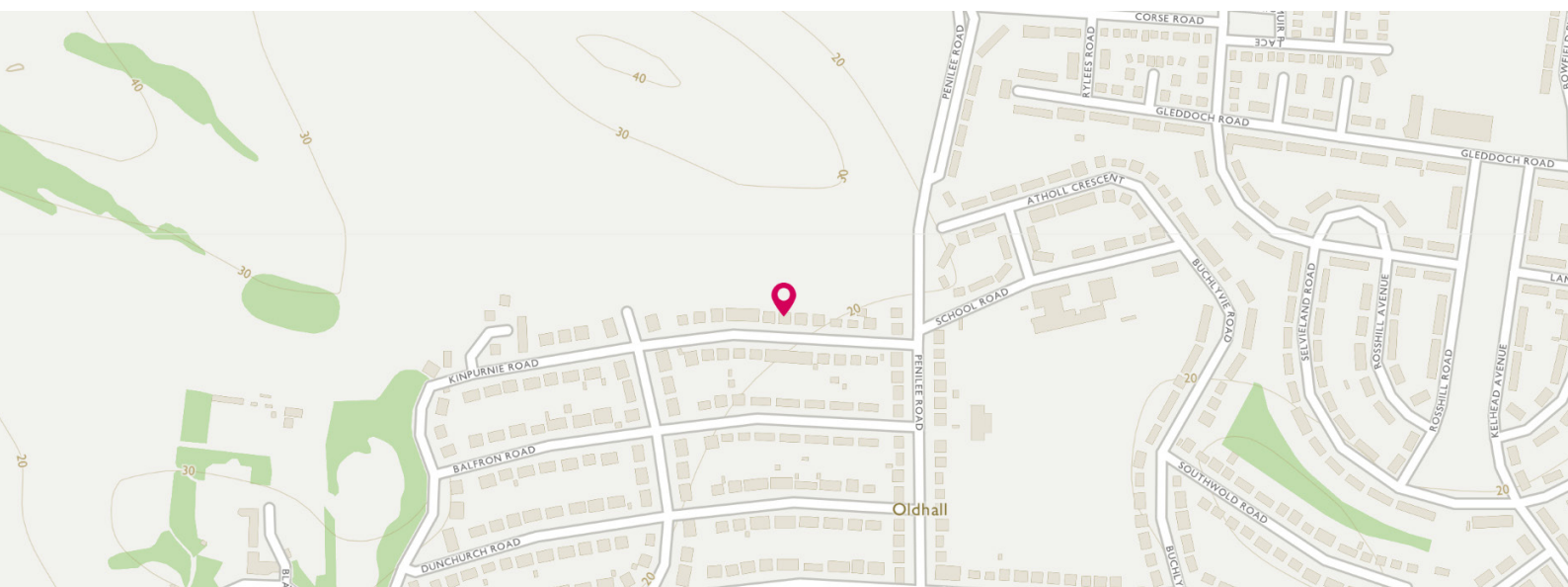
Approximate Dimensions (Taken from the widest point)

Lounge	5.20m (17'1") x 3.65m (12')
Kitchen/Diner	6.10m (20') x 3.65m (12')
Shower Room	3.10m (10'2") x 2.00m (6'7")
Bedroom 1	3.60m (11'10") x 3.10m (10'2")
Bedroom 2	3.20m (10'6") x 3.10m (10'2")
Bedroom 3	3.15m (10'4") x 2.45m (8')

Bedroom 4	4.10m (13'5") x 3.45m (11'4")
Shower Room	1.95m (6'5") x 1.60m (5'3")

Gross internal floor area (m²): 95m²
EPC Rating: D

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds.



THE LOCATION

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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