



**cochrandickie**  
ESTATE AGENCY



**Tylney Road,**  
Ralston PA1 3JN

[www.cochrandickie.co.uk](http://www.cochrandickie.co.uk)



# 8 Tylney Road, Ralston PA1 3JN

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Number Eight Tylney Road is a traditional semi detached villa by the renowned builder Keanie built in the 1930's that sits in a fantastically proportioned plot with fabulous level lawns.

The accommodation comprises of entrance vestibule, welcoming reception hallway, formal lounge with bay window and wood burning stove, A set of glazed doors open to a breakfast kitchen with French doors leading directly to a deck and the gardens at the rear. The former kitchen is now a very practical utility room with plumbing and storage. The kitchen has ample wall & base units with an integrated oven, hob and extractor hood and a double Belfast sink.

On the half landing there is fully tiled bathroom with a plumbed-in shower over the bath. On the first floor there are three bedrooms.

The gardens are excellently proportioned with the front having a

section of lawn and a stone chipped driveway leading to a timber detached garage. The rear garden is substantial in size and is mainly laid to lawn with a patio, children's play area and deck area immediately adjacent to the property.

The property specification includes gas central heating and double glazing.

The property sits within a very sought-after location, partly due to the schooling and also the convenient setting. It is a short journey to Ralston sports centre, golf club and easy access to M8 motorway which allows for travel to Glasgow International Airport, Glasgow City centre and all other destinations including North Ayrshire via the A737. Railway travel can be accessed from Hawkhead or Gilmour Street Railway Stations in Paisley or alternatively Crookston with each allowing for direct travel to Glasgow City centre as well as other destinations.





EPC rating

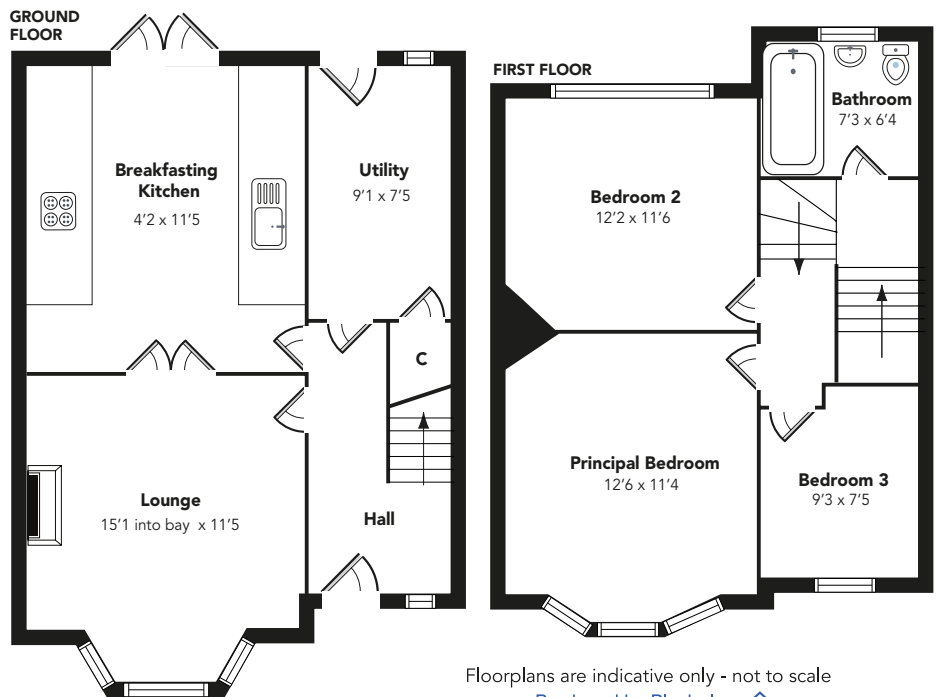
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Paisley

**disclaimer**

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.



Floorplans are indicative only - not to scale  
Produced by Plushplans

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