

An individual & eye catching three bedroom semi-detached Villa

Offering some beautiful design features from a bygone era!







Rockfield Cottage

219B Neilston Road, Paisley, Renfrewshire, PA2 6PY

Scan Here!

RAIL LINKS

NEAR SCHOOLS

LOCAL AMENITIES

ENERGY E EPC RATING

McEwan Fraser Legal
Solicitors & Estate Agents

Viewing - By appointment telephone selling agent
0141 404 5474
Mon to Fri: 8am - Midnight
Sat to Sun: 9am - 10pm

Part Exchange Available







Paisley

RENFREWSHIRE

A busy, vibrant town situated on the banks of the River Cart in Renfrewshire. Offering all the amenities of a large town and with a friendly, welcoming character, you'll find Paisley has a great mix of history and modern facilities.

The property is very well situated for accessing the town centre, primary and secondary schools, the University of the West of Scotland, local public transport links including Paisley Gilmour Street railway and bus station, as well as for access to the M8 motorway (only seven miles to Glasgow !) and Glasgow International Airport. Also, nearby is the Paisley Arts Centre, Paisley Art Gallery and Museum and many local sports facilities, including swimming and ice-skating at the Lagoon Leisure Centre. Shopping at Braehead Retail Park and sports pursuits, such as climbing and ski-ing at Soar (formerly X-scape), are only a short distance away by car or public transport.



"...OFFERING ALL THE AMENITIES OF A LARGE TOWN AND WITH A FRIENDLY, WELCOMING CHARACTER, YOU'LL FIND PAISLEY HAS A GREAT MIX OF HISTORY AND MODERN FACILITIES..."









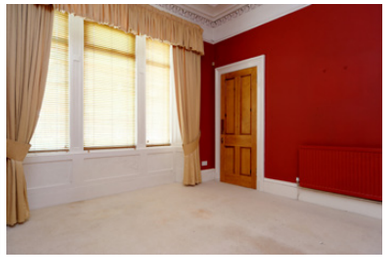




VIEWS OVER PAISLEY, CRAIGIELEA PARK, PAISLEY GOLF CLUB, CANAL STATION, PAISLEY RIVER, GILMOUR STREET STATION




A RECEPTION HALLWAY WITH A FEATURE STAIRCASE TO THE FIRST FLOOR


"...THE LOUNGE IS OF PALATIAL PROPORTIONS WITH BOTH HIGH CEILINGS AND INTRICATE CEILING CORNICING..."












The Property

ROCKFIELD COTTAGE

Neilston Road is one of the primary residential locations within Paisley that features some of the most individual, eye catching properties in the vicinity. The property is a striking three bedroom, semi-detached villa (formerly a detached villa), which has been divided into two, with a shared hall in the middle. This fantastic family home still offers huge scope to further extend to the rear (subject to obtaining the necessary planning consents).

Displaying a stunning frontage, the house offers some beautiful design features from a bygone era and offers flexible and versatile accommodation formed over a two storey layout. In essence, the front of the property belies the spacious accommodation internally. Although the house is very much a traditional home, it has a contemporary, modern feel. The bespoke interior offers sophisticated living space, with exquisite restored period detailing including ornate cornicing and rose work, feature fireplace and skirtings. Room usage throughout can be adapted to meet individual purchasers' needs and will comfortably provide for a larger family.

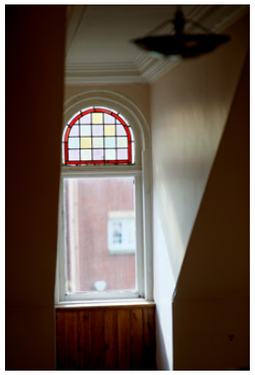
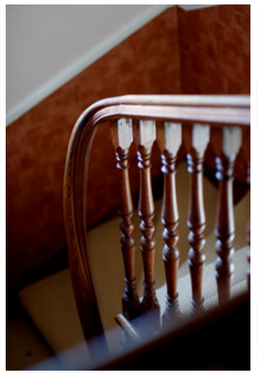
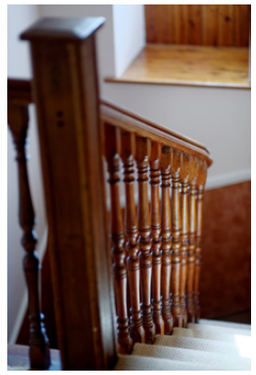
The property sits within mature, cottage style gardens, which have been designed for ease of maintenance and are fully enclosed. There is a shared section of garden at the rear, which provides a private and safe environment for children. Ample on-street parking is also available at the base of the garden.

In more detail the property comprises; a reception hallway with a feature staircase to the first floor. The lounge is of palatial proportions with both high ceilings and intricate ceiling cornicing. Immediately impressive are the picture windows to the front aspect, which flood the room with natural light and provides tremendous views of the surrounding area. The feature (open) fireplace is the other key focal point of the room. There is also a walk-in cupboard located under the stairs. The separate dining room is positioned to the rear and has ample room for a table and chairs for more formal dining with friends and family. French doors (with working shutters) open directly onto the garden. The inner hallway benefits from a utility cupboard and a door opening onto the rear garden. Access can be gained from here into the kitchen/ breakfast room, which has been beautifully fitted to include a good range of contemporary floor and wall mounted units with a striking worktop, providing a fashionable and efficient workspace. A central breakfasting island is an ingenious addition. It further benefits from a range cooker and space for a washing machine, dishwasher and an upright fridge/freezer. This is the perfect spot for entertaining and the layout ensures the chef is never far away from the party ! This area is sure to be popular with all members of the family and will almost certainly become the central 'hub' of the home. The partly-tiled shower-room completes the ground floor accommodation.

The upper accommodation comprises of three well-proportioned bedrooms, all with additional space for free standing furniture if required. The master bedroom benefits from storage facilities and a bow window to the front aspect offering interesting views. The other two bedrooms are very quirky and interesting.

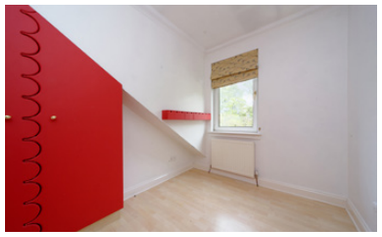
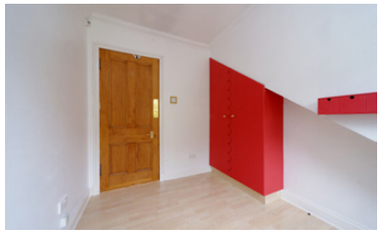
The high specifications of this family home also include double glazing, gas central heating to radiators and an alarm system.

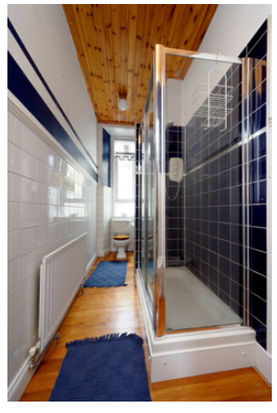
"...THE UPPER ACCOMMODATION COMPRISES OF THREE WELL-PROPORTIONED BEDROOMS, ALL WITH ADDITIONAL SPACE FOR FREE STANDING FURNITURE IF REQUIRED..."





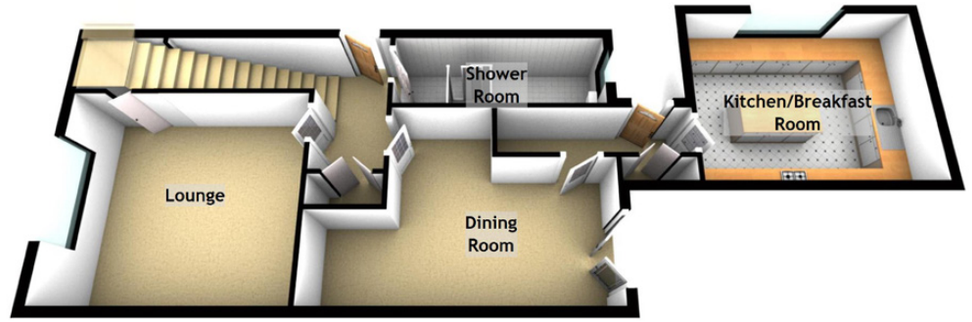




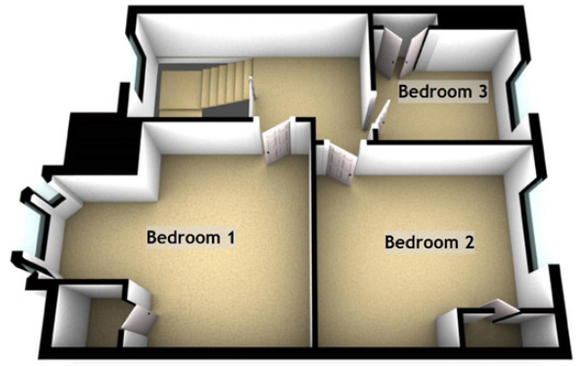
Specifications

FLOOR PLAN, DIMENSIONS & MAP

Ground Floor



First Floor



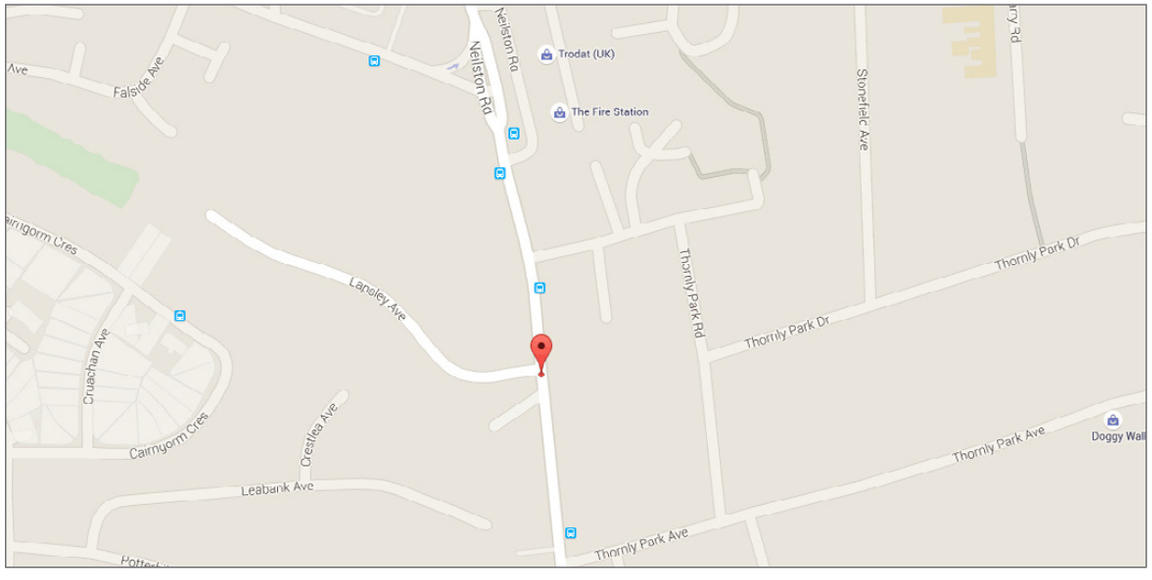
APPROXIMATE DIMENSIONS

(Taken from the widest point)

Lounge	4.50m (14'9") x 4.00m (13'1")
Kitchen/Breakfast Room	4.50m (14'9") x 3.50m (11'6")
Dining Room	5.70m (18'8") x 3.70m (12'2")
Bedroom 1	4.80m (15'9") x 4.18m (13'8")
Bedroom 2	4.00m (13'2") x 3.70m (12'2")
Bedroom 3	2.90m (9'6") x 2.00m (6'7")
Shower Room	4.10m (13'5") x 1.50m (4'11")

APPROXIMATE INTERNAL FLOOR AREA (M²)

165m²



© Crown Copyright License No. 100047374







McEwan Fraser Legal

Solicitors & Estate Agents

Claremont House, 130 East Claremont Street
Edinburgh, EH7 4LB
Telephone: 0131 524 9797
Fax: 0131 556 5129
Email: info@mcewanfraserlegal.co.uk
www.mcewanfraserlegal.co.uk

GOLD SCOTLAND ESTATE AGENCY of the YEAR 2014 IN ASSOCIATION WITH THE SUNDAY TIMES THE TIMES

GOLD SCOTLAND ESTATE AGENCY of the YEAR 2013 IN ASSOCIATION WITH THE SUNDAY TIMES THE TIMES

GOLD SCOTLAND ESTATE AGENCY of the YEAR 2012 IN ASSOCIATION WITH THE SUNDAY TIMES THE TIMES

Part Exchange

If you are interested in this property and have a property to sell, please complete our online form to receive a Part Exchange value on your own property.

The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing.

Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
DARREN LEE
Regional Manager



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
REBECCA DALE
Senior Designer