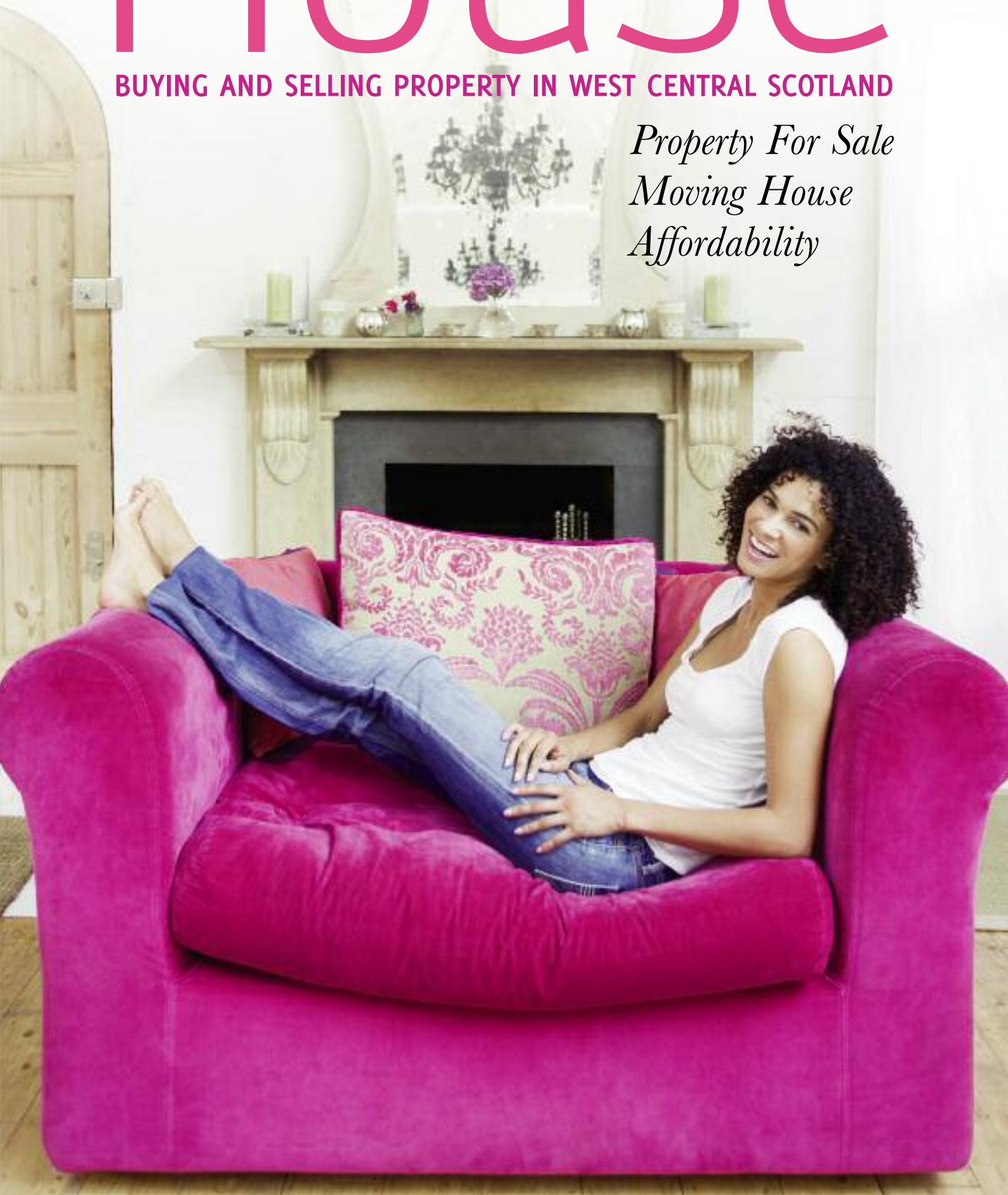


ISSUE 51

House

BUYING AND SELLING PROPERTY IN WEST CENTRAL SCOTLAND

*Property For Sale
Moving House
Affordability*





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Welcome

WELCOME TO THE LATEST EDITION OF 'HOUSE', COCHRAN DICKIE'S PROPERTY AND LIFESTYLE MAGAZINE THAT BRINGS TOGETHER HOUSE BUYERS, SELLERS AND THOSE PEOPLE DIRECTLY INVOLVED IN THE PROCESS.

A warm welcome to our Spring issue of **House** magazine! Or, as it is at the time of writing freezing cold and wintry conditions. How has that affected the housing market you may ask? Well, if you were to canvass the majority of surveyors and estate agents, most would say it has been very peculiar. Strange adjective to describe the market you may say but I can't think of another word to describe it! It really is strange, not a normal Spring. By the end of March we had sold exactly the same number of sales as last year and yet we feel that it hadn't really taken off until the last two weeks in March. So we are very hopeful this may be a continuing trend. Albeit there is the small matter of a General Election around the corner!

delighted to announce that we have tied up with s1 Homes to allow us to tap into their email database each month, an increase of 7000 plus extra people our humble little **HOUSE** magazine is now able to reach!

I hope you enjoy this month's magazine and have a lovely Easter.

Curtis Chisholm

H

For those active in the market place you may have noticed a fracturing in the duopoly of Zoopla and Rightmove by the introduction of the new OnTheMarket website portal. This is a brand new website portal created for independent estate agents across the UK. Introduced by the likes of Knight Frank and Savills to be a credible alternative to either Rightmove or Zoopla, we as a company felt that the lack of enquiries from Zoopla and the ever increasing market presence of Rightmove was a reason to back the OnTheMarket proposition if the big hitters believed in it. So far with our abilities of being part of GSPC and of course Rightmove we have found that our market presence is standing firm and our readership and database are increasing month on month. In fact I am





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HOME REPORT

RESIDENTIAL PROPERTY

COMMERCIAL PROPERTY

BUILDING CONSULTANCY

Affordability for city dwellers

AFFORDABILITY FOR CITY DWELLERS IN SCOTLAND HAS DETERIORATED, ACCORDING TO THE BANK OF SCOTLAND AFFORDABLE CITIES REVIEW ISSUED TODAY. OR HAS IT?

The bank reports that the average cost of a home in Scotland's cities has risen to 5.24 times gross annual average earnings, up on 4.89 times earnings recorded this time last year. The change is driven by a recovery in prices over the last 12 months, although some areas have seen a more pronounced rebound than others.

But although house prices rose last year, a corresponding decline in mortgage rates means that affordability in terms of our monthly payments has hardly changed and remains well below its long run average.

The Halifax estimates that mortgage payments in Scotland now account for 22% of disposable income (i.e after tax has been deducted). That's not far above the all-time low of 19.1% in 2013 and well below the average of 29%. On that measure, property has rarely been more affordable.

Now, commentators traditionally discount this measure of affordability because it fluctuates with changes in interest rates. But they are wrong in principle and in practise. In principle, it doesn't matter how much we borrow, it matters how much it costs us to service that borrowing. In practise, repayments can fluctuate and we should take that in to account when working out what we can afford, but today mortgage rates look set to remain low for an extended period.

According to the Bank of England reports that you can now get a 10 year fixed rate mortgage with an interest rate of 3.64% provided you have a 25% deposit. Let me say that again – you can borrow money for the next 10 years with an interest rate fixed at little more than 3.5%.

That is a measure of what The City thinks will happen with interest rates in the medium term. Indeed, the Bank's own inflation report says that the markets expect the bank base rate in 2017 – two years from now – to be just 1.1%

Given how low interest rates are, it's unlikely that affordability is going to improve further. But a recovery in the house price/earnings ratio (the average house price as a multiple of earnings) back to historic norms does not necessarily signify that property is becoming unaffordable.

For The Record

For the record, this is the PE ratio for Scotland's seven cities. The average of 5.24 times income is below the peak of 6.12 in 2008 and is also significantly below the current UK city average of 6.12.

H



“Repayments can fluctuate and we should take that in to account when working out what we can afford.”



Newark Castle, Port Glasgow



Sailing on the firth of Clyde



Gourack outdoor heated pool

Discover Inverclyde living

It's time to discover Inverclyde for leisure and for living.

Sitting on the Clyde coast with wonderful views to the Argyll hills, Inverclyde is only 25 minutes west of Glasgow. It boasts superb air, road and rail links and the ferry services make Inverclyde your gateway to Argyll and the Trossachs.

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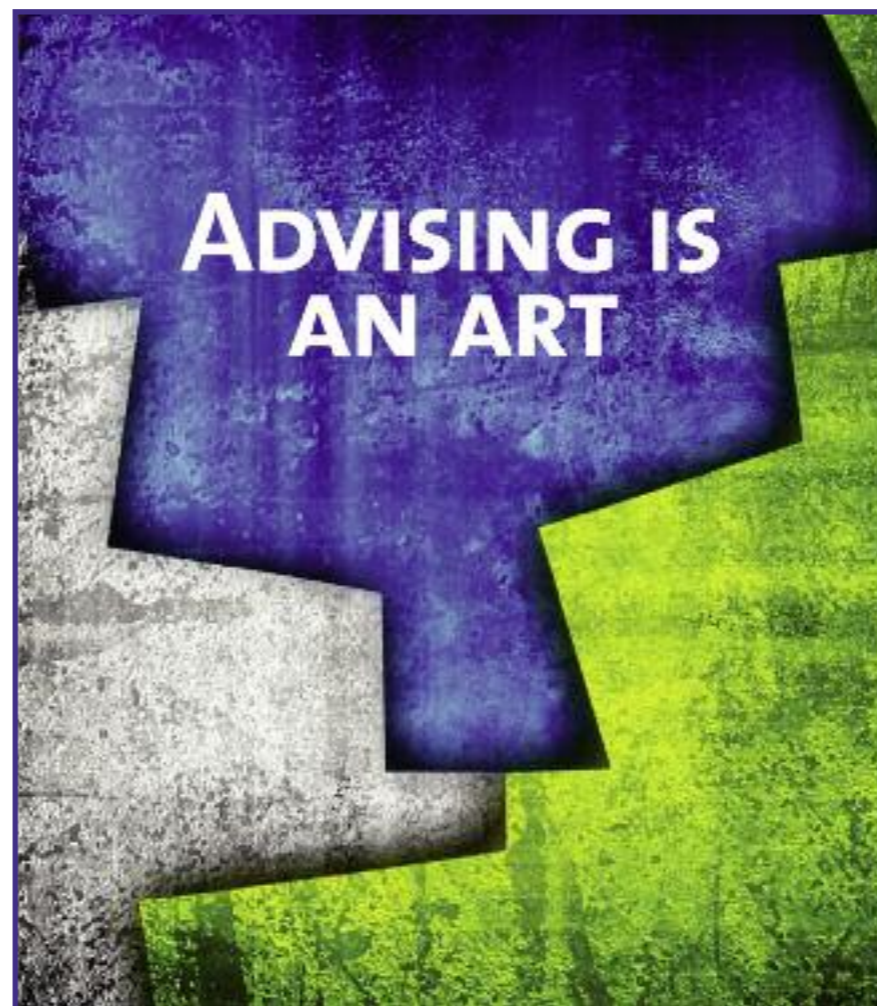
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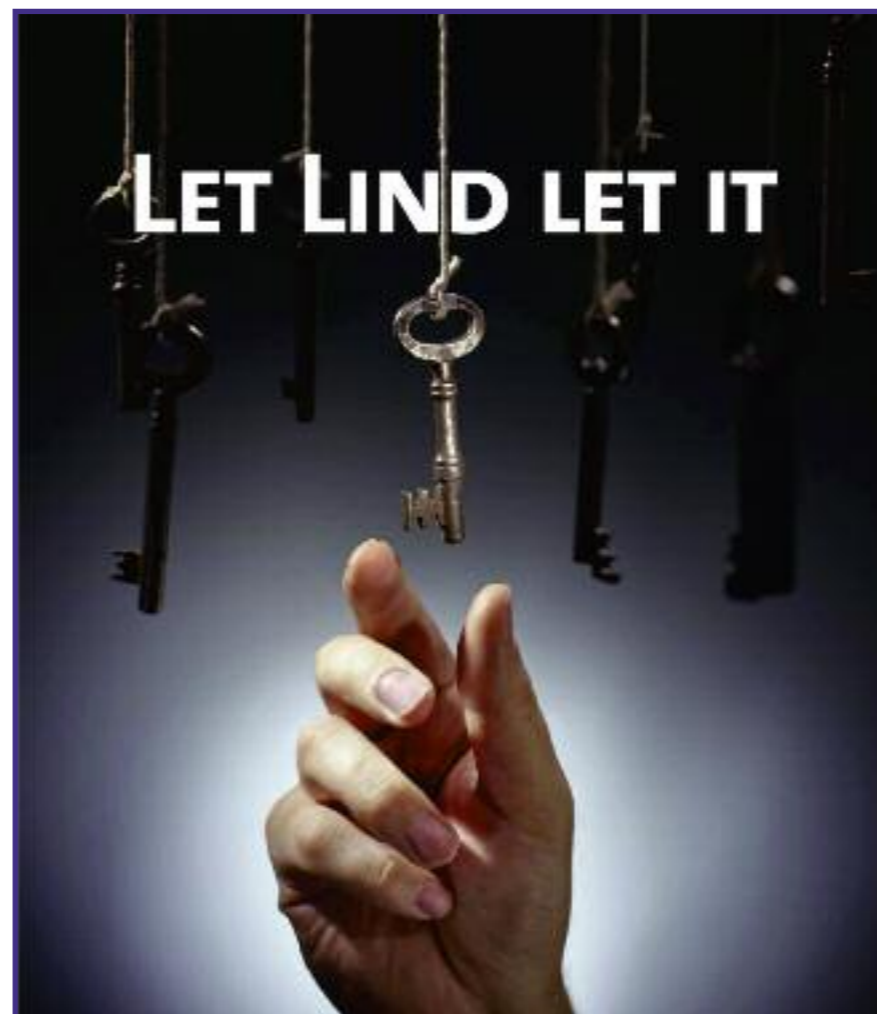
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 ESTATE AGENCY
Selling Houses



Avenel
 Knockbuckle Lane,
 Kilmacolm

SOLD

Avenel is a development of 6 Arts & Crafts designed properties set in some eight

acres, formerly the gardens of Avenel house, and fringes both the village, open countryside and farmland.



Westdene,
 Lochwinnoch Road,
 Kilmacolm

**OFFER OVER
 £680,000**

An elegant and beautifully presented sandstone villa providing magnificently

proportioned accommodation with fine period detail and contemporary features, creating a magnificent family home over three floors with a delightful rear garden.



Lodore, Park Road,
 Kilmacolm

SOLD

'Lodore' is a 5 bedroom, 5 reception room sandstone detached villa set in a fabulous setting within the

village of Kilmacolm with excellent proximity to the village centre.



Crofthill, Bridge of Weir
 Road, Kilmacolm

**OFFERS OVER
 £399,000**

'Crofthill' is a beautifully appointed Edwardian mansion conversion dating back to circa 1903 and

converted sometime in the 1950s, into a 4 bedroom, 3 reception room (with stunning 30' drawing room) family home of excellent proportions.



Beech Holm,
 Rowantreehill Road,
 Kilmacolm

**OFFERS OVER
 £975,000**

Set in private garden grounds, Beech Holm is a substantial period home of

some 6500 square feet of internal living space that was originally built around 1896 and extended (including an extra flat) added around the 1930's.



Shieldhall, Bridge of Weir
 Road, Kilmacolm

**OFFERS OVER
 £695,000**

'Shieldhall' is a stunning detached blonde sandstone Edwardian villa set in the heart of Kilmacolm Village

with over 4000 square feet of internal living space.



The Neuk, 1
 Donaldfield Road,
 Bridge of Weir

**OFFERS OVER
 £545,000**

'The Neuk' is a fine Edwardian period home with delightful art nouveau

influences, extended in 1927 to what is now a beautiful family home of circa 2900 sq ft of accommodation all set in the most wonderful garden grounds.



'Kilmory' 18 Albert
 Road, Brookfield

**OFFERS OVER
 £399,000**

Situated in the quiet residential hamlet of Brookfield is 'Kilmory' a stone built detached villa

that has been modernised and offers fabulous spacious accommodation which has been extended over previous years. 5 reception rooms, 4 bedrooms, shower room and bathroom.



42 Thornly Park Avenue
 Paisley

**OFFERS OVER
 £849,000**

Number 42 Thornly Park Avenue is designed with individuality and architectural design but

also retains a sense of belonging in one of the most admired and primary residential pockets of Paisley.



Kilgraston House,
 Prieston Road

**OFFERS OVER
 £695,000**

An attractive 5 bedroom, 3 public detached Victorian house set in a secluded and elevated position within Bridge of Weir.



Rose Hill, 5 Falside
 Road, Paisley

**OFFERS OVER
 £525,000**

'Rosehill' is a beautiful detached villa occupying a fantastic plot. The property has been finished to a high

specification and has generous and flexible accommodation.



Kyemal, Kilmacolm
 Road, Bridge of Weir

**OFFERS OVER
 £399,000**

'Kyemal' is a stunning spacious detached villa of some 2500sq ft of internal accommodation. Built in

2000 but since substantially upgraded, it is a beautifully appointed family home with an exceptional quality of finish.



Langdale, Bridge of Weir
 Road, Kilmacolm

**OFFERS OVER
 £779,000**

Built in the early 1900's, Langdale is a fine 'turreted' 7 reception room, 5 bedroom family home,

comprehensively upgraded and well maintained by its current owners. The property occupies an excellent plot with gated driveway and mature garden grounds.



Glencairn, Ranfurly
 Place, Bridge of Weir

SOLD

'Glencairn' is a fine family home imbuing elegance and practicality that retains all the qualities you would expect of a

house of this age and style whilst also surprising the eye with some delightful and unique features.



33a Auchengreoch
 Avenue, Johnstone

**OFFERS OVER
 £399,995**

Number 33a Auchengreoch Avenue is a stunning 6 bedroom modern detached villa of

some 3700 square feet of internal accommodation, including an indoor leisure pool, and overlooking the 8th hole of Cochrane Castle golf course.



41 Main Road,
 Elderslie

**OFFERS OVER
 £359,000**

'Cathcairn' is an imposing, detached stone villa on this popular stretch of road in Elderslie. The property

commands a good sized plot with ground to the front and rear and provides extensive family accommodation over three levels



**6 Briary Lane,
Langbank**

**OFFERS OVER
£355,000**

Number 6 Briary Lane is a stunning 3 reception room, 4 bedroom modern villa set over three levels extending

to approx 2000sq ft with stunning open vistas and excellent commuter links.



**9 Crossways,
Houston**

SOLD

4 bedroom, 2 reception room detached bungalow positioned at the far end of a quiet cul-de-sac setting. The property has been

architecturally recreated, providing an enhanced living space and offering an abundance of natural light throughout.



**9 South Mound,
Houston**

UNDER OFFER

Number 9 South Mound is a neutrally decorated 3 bedroom, 2 reception room detached bungalow set in a cul de sac location within easy reach of Houston Village, in an area that seldom comes to the market.



**5 Gryffe Castle
Kilmacolm Road,
Bridge of Weir**

**OFFERS OVER
£215,000**

This 3 bedroom 1st floor apartment is arguably the largest of apartments in this Gryffe Castle Development, a mansion house conversion within the heart of the village of Bridge of Weir.



**27 Ninian Avenue,
Houston**

**OFFERS OVER
£325,000**

Situated in a cul de sac setting, Number 27 Ninian Avenue is a beautifully positioned and

modernised 5 bedroom, 4 reception room detached villa with circa 1980sqft or thereby of living accommodation.



**Wheatlands Farm,
Kilbarchan**

**OFFERS OVER
£275,000**

Beautiful detached traditional farmhouse circa 1688 and was rebuilt in its current form in the early 80's with granny annexe.



**38 Roffey Park Road,
Paisley**

UNDER OFFER

38 Roffey Park Road is an immaculate semi detached bungalow in this popular part of Paisley. The property has been

upgraded to a high standard by its current owners offering a superb kitchen, luxurious bathrooms, and a south facing garden.



**7 Glencart Grove,
Kilbarchan**

**OFFERS OVER
£199,950**

Forming part of an old mansion house and converted in the 1970's. A fabulous 3 bedroom, 2

reception room townhouse conversion formed over three levels and set in lovely garden grounds adjacent to the river.



**3 St Clair, Bowfield
Road, Howwood**

**OFFERS OVER
£330,000**

3 St Clair is a beautiful bespoke villa with fantastic outlooks on Bowfield Road on

Howwood. This property has all the attributes to make it a wonderful family home in excellent condition.



**23 Ivybank Crescent,
Port Glasgow**

**OFFERS OVER
£275,000**

Built in 1996, Number 23 Ivybank Crescent is a fantastic modern 4 bedroom, 2 reception room

villa set over three levels extending to approx 2000sq ft with stunning open vistas and excellent commuter links.



**59 Middlepenny Road,
Langbank**

UNDER OFFER

Situated in an enviable elevated position on Middlepenny Road, Number 59 is a beautifully detached 8 apartment villa

which has been meticulously upgraded and extended to create a lovely family home with stunning open aspects to the rear.



**4 Hattrick Cottage,
Quarriers Village**

**OFFERS OVER
£199,000**

Number 4 Hattrick Cottage is a charming 3 bedroom, 1 reception room semi detached cottage, set in

one of the most idyllic locations on the fringe of the Quarriers Village overlooking rolling farmland and the River Gryffe.



**21 Torr Avenue,
Quarriers Village**

**OFFERS OVER
£299,000**

Number 21 Torr Avenue is a beautifully appointed 5 bedroom, 4 public room family home, which was

the largest house built in this development of only 10 homes in Quarriers Village.



**4 Woodland Avenue,
Paisley**

**OFFERS OVER
£262,995**

In the much sought after Potterhill district of Paisley is this larger style 4

bedroom, 3 reception room Victorian semi detached villa. Excellent accommodation, requiring a degree of modernising.



**43 Troubridge Avenue,
Kilbarchan**

**OFFERS OVER
£225,000**

Situated in the Avenue, Number 43 is a rare to the market 3 bedroom, 2 reception room detached

family villa requiring modernising but sitting in a fabulous plot with the opportunity to extend providing all the necessary planning permissions and building warrants are sought.



**The Lodge, 8 Albert
Road, Brookfield**

**OFFERS OVER
£195,000**

The Lodge House was formerly the gardeners' house and is a charming 2 bedroom detached cottage set in the much admired hamlet of Brookfield.



**Duneistein,
Knockbuckle Road,
Kilmacolm**

**OFFERS OVER
£295,000**

Set in private garden grounds, 'Duneistein' is a spacious 5 bedroom, 2

reception room linked detached bungalow extended to create a flexible family home that requires modernisation.



**10b Bourne Crescent,
Inchinnan**

UNDER OFFER

Individually built, finished in a contemporary style 4 bedroom detached villa set within a very popular residential locale.

Fantastic amenities and great commuter links, this flexible family home was completed in 2009.



**22 Buchlyvie Road,
Paisley**

UNDER OFFER

Number 22 Buchlyvie is a beautifully appointed semi detached bungalow built by the renowned builder Keanie in the 1930's. This beautiful home has since

been extended to create the family home it is today.



**Carsemeadow,
Quarriers Village**

UNDER OFFER

Number 6 Carsemeadow is a rare to the market 3 bedroom, 2 reception room detached bungalow set within a courtyard

setting in the highly sought after West Renfrewshire village of Quarriers.



**26 Gryfbank Avenue,
Houston**

UNDER OFFER

Set in the established estate of Gryfbank Avenue, a substantial detached villa extended to create an expanse of

modern living with four principle apartments including the south facing conservatory.



**Marydale, Greenock
Road, Bishopston**

UNDER OFFER

'Marydale' is a charming detached cottage with breathtaking views of the Clyde Estuary. This is the perfect property for those

looking for a rural retreat with easy commuter access to the Central Belt and Glasgow Airport.



**47 Allanton Avenue,
Paisley**

SOLD

A fabulous property offering any potential buyer the opportunity to acquire a home which has been tastefully decorated extremely well maintained.



**8 Stonefield Crescent,
Paisley**

**OFFERS OVER
£195,000**

Number 8 Stonefield Crescent is a beautifully appointed three bedroom chalet style detached

home within a rare to the market secluded leafy enclave of only eight properties.



**21 Mill Road,
Kilbirnie**
OFFERS OVER £189,950

Detached villa close to local amenities in Kilbirnie. The property is a generous family home with superb open plan living accommodation and 5 good sized bedrooms. There is a fresh, modern interior and is ideal for a family looking in the area.



**72 Hawkhead Road,
Paisley**
OFFERS OVER £185,000

Number 72 Hawkhead Road is a traditional sandstone 3/4 bedroom 2/3 reception room end terraced villa offering

outstanding living accommodation over three separate levels.



**8 Gryffe Castle
Kilmacolm Road,
Bridge of Weir**
OFFERS OVER £179,950

Within Gryffe Castle Estate, this two bedroom apartment in a shared private courtyard.

Comprises; 26' lounge/kitchen, two bedrooms and bathroom all set within mature woodland.



**12 Nether Johnstone
Steadings Barochan
Road, Johnstone**
OFFERS OVER £179,000

Close enough but far enough away...is how we would describe the location of this unique

West Renfrewshire development, on the North side of Johnstone. This particular property is a 3 bedroom 1 reception room semi detached villa.



**Wardend Cottage,
Kibbleston Road,
Kilbarchan**
UNDER OFFER

Wardend Cottage, a charming 2 bedroom residence which we believe to be the former

gardener's cottage to Abbanoy House and enjoys a delightful semi rural setting surrounded by some of West Renfrewshire's most picturesque and unspoilt scenery.



**2 The Fairways,
Auchengreoch Road,
Johnstone**
UNDER OFFER

Modern detached bungalow in a small residential cul de sac ideal

for those looking for property on the level.



**36 Woodrow Court,
Port Glasgow Road,
Kilmacolm**
UNDER OFFER

Situated within a McCarthy & Stone development is this one off retirement apartment

set on the west corner of the building with fabulous open aspects. 2 Reception rooms, 3 Bedrooms, Shower room, Bathroom, Kitchen, Utility and ample storage.



**6 Cawdor Crescent,
Bishopton**
OFFERS OVER £172,500

3 bedroom detached villa set in a corner plot with pedestrian frontage in a much sought after area comprehensively

upgraded to create a stunning family home.



**2 Mayfield Drive,
Howwood**
OFFERS OVER £169,950

2 Mayfield Drive is a detached family villa that with the potential to be an excellent family home.



**2 Kenbank Road,
Bridge of Weir**
UNDER OFFER

Well presented Keanie built 3 bedroom semi detached villa, set in the heart of the village of Bridge of Weir.



**29 Cherrywood Drive,
Elderslie**
OFFERS OVER £169,000

Modern terraced town house in superb condition with flexible accommodation over three levels.



**Thornlea,
Thornside Road,
Johnstone**
UNDER OFFER

This beautifully appointed 4 apartment traditional mid terraced villa is a rare to the market property,

especially one that has been as comprehensively upgraded as 'Thornlea'.



**0/4, 43
Garnethill Street,
Glasgow**
UNDER OFFER

Flat 0/4 in The Old School is a beautifully refurbished duplex apartment in this handsome listed building.



**7 Osprey View,
Paisley**
UNDER OFFER

7 Osprey view is a modern detached family villa that is in a sought after position in this popular development.

The property is well maintained and has an excellent rear garden.



**58 Greenock Road,
Bishopton**
UNDER OFFER

Lilyvale Cottage originally dates back to 1875 however this property has been comprehensively upgraded to create a

lovely 4 bedroom, 2 reception room traditional family home set in the heart of the very desirable village of Bishopton.



**21 Balfour Road,
Paisley**
OFFERS OVER £159,950

A semi detached bungalow in a very popular street in Paisley. The property requires internal refurbishment but

offers a superb opportunity to turn this into an excellent home by utilising the current accommodation plus adding more rooms in the attic (subject to planning).



**2 School House,
Quarrier's Village**
OFFERS OVER £159,000

This magnificent 2 bedroom duplex apartment is situated in the former School House in Quarriers Village.



**3 Glenartney,
Houston**
SOLD

This 2 bedroom detached bungalow is set in a cul de sac location within easy reach of Houston Village.



**37 Fischer Gardens,
Paisley**
UNDER OFFER

Situated at the end of a quiet cul de sac sits this immaculately presented and modernised 4 bedroom detached villa with South west facing gardens and a conservatory.



**1 Glenartney,
Houston**
SOLD

This rare to the market 2 bedroom detached bungalow is set in a cul de sac location within easy reach of Houston Village.



**18 Mulben Terrace,
Crookston**
UNDER OFFER

This immaculately presented larger style semi detached villa is beautifully appointed throughout and has been

upgraded over recent times creating a beautiful family home set in wonderful garden grounds. 2 reception rooms, 3 bedrooms, Shower room and Bathroom.



**2a High Road,
Paisley**
UNDER OFFER

This 3 bedroom upper conversion is in need of some cosmetic modernisation. Period features, traditional

property, flexible apartments, leafy surroundings and a private garden.



**3B New Street,
Stewarton**
FIXED PRICE £149,999

Situated in the heart of the village of Stewarton is Number 3b New St, a traditional 3 bedroom semi detached townhouse,

comprehensively upgraded to an extremely high standard with excellent commuter links only a short walk away.



**9 Mayfield Crescent,
Howwood**
OFFERS OVER £149,950

Set in the village of Howwood is this beautifully appointed and extended 3 bedroom, 2 reception room semi detached villa with

flexible family accommodation over two levels.



7 Turnhill Drive, Erskine

SOLD

A beautifully appointed modern 2 bedroom semi-detached bungalow with open aspects to the front and south facing rear garden, set within the popular locale of West Freeland.

garden, set within the popular locale of West Freeland.



10 Limeview Way, Paisley

OFFERS OVER £149,950

A beautifully presented and extended 4 bedroom end terraced villa set in a cul de sac location. A two storey extension adds fantastic living and bedroom space fit for today's modern living.

living and bedroom space fit for today's modern living.



16b Glenvilla Circle, Paisley

UNDER OFFER

Built by Robertson Homes is this fantastic 3 bedroom, 1 reception room and dining kitchen semi detached villa, beautifully presented throughout.



18 Limeview Road, Paisley

OFFERS OVER £142,000

18 Limeview Road is a beautiful semi detached villa in a well established development. The property has a superb position at the top of a cul de sac making it ideal for families.

top of a cul de sac making it ideal for families.



96 Neuk Crescent, Houston

UNDER OFFER

This beautifully appointed 2 bedroom, 1-2 reception room semi detached villa. Comprehensively upgraded, this stunning contemporary home has to be viewed to be appreciated.

home has to be viewed to be appreciated.



48 Glennifer Drive, Barrhead

OFFERS OVER £139,950

48 Glennifer Drive is a great extended semi detached villa in a much sought after address in Barrhead. The opportunity to view should not be missed.



49 Osprey Road, Paisley

OFFERS OVER £139,950

Modern, semi detached villa located within this popular residential development. The property has been well maintained and offers the opportunity to purchase an excellent family home.

opportunity to purchase an excellent family home.



21 Low Barholm, Kilbarchan

OFFERS OVER £139,000

2 reception room, 3 double bedroom period mid terraced cottage requiring a degree of modernisation and is situated in the heart of the conservation village of Kilbarchan.

of the conservation village of Kilbarchan.



38 Ben Lawers Drive, Paisley

UNDER OFFER

Situated in a very desirable locale is this Wimpey style 3 bedroom semi detached villa that has open aspects to the front and ideally placed for local schooling.



12 Greenlaw Avenue, Paisley

UNDER OFFER

Traditional 3 bedroom second floor apartment located in the Greenlaw conservation area. Spacious accommodation that requires some modernisation.



7 Glamis Avenue, Elderslie

UNDER OFFER

Beautiful semi detached villa in this popular Elderslie address. The property has been upgraded to a superb standard and presents the opportunity to purchase a lovely home.

opportunity to purchase a lovely home.



126 Sempill Avenue, Erskine

UNDER OFFER

This fabulous 4 bedroom semi detached villa is neutrally decorated throughout and offers fantastic flexible family accommodation formed over two levels.



3/2 25 Loch Place, Bridge of Weir

UNDER OFFER

This modern 2 bedroom apartment is situated on the third floor looking up the River Gryffe, built by Kier Homes in 2008.



8 Stranka Avenue, Paisley

UNDER OFFER

This immaculately presented 3 bedroom mid terraced property has been upgraded and is arguably one of the sharpest properties to come to the market in this locale for some time.



43 Robertsons Gait, Paisley

OFFERS OVER £109,000

This modern mid terrace villa is in excellent condition and would be ideal for a couple looking in the area. The property is tastefully decorated and benefits from a driveway to the front and level garden to the rear.

to the front and level garden to the rear.



71 Castleview Drive, Paisley

FIXED PRICE £107,500

Excellent, modern end terrace villa in a cul de sac location. The property is in great condition and early viewing is advised.



19 Parkvale Place, Erskine

OFFERS OVER £99,995

Situated with an end of cul de sac location. This modernised 2 bedroom end terraced villa offers spacious accommodation.



36 South Park Drive, Paisley

OFFERS OVER £99,950

Modern ground floor apartment in a peaceful development close to Brodie Park. Ideal for those looking to downsize.



3/2, 4 Lapsley Avenue, Paisley

OFFERS OVER £95,000

Beautiful modern, top floor apartment in the Bournebrook Grange development. The property is in 'move in' condition. Freshly decorated and has private resident parking.



28 High Street, Kilmacolm

OFFERS OVER £95,000

This well presented ground floor 2 bedroom flat has been modernised and upgraded and is situated in this very popular residential apartment block.



0/1, 24 Espedair Street, Paisley

OFFERS OVER £92,500

A beautiful two bedroom, ground floor apartment which has been extremely well maintained and provides excellent accommodation with high quality fixtures and fittings.



14E Burnside Grove, Johnstone

OFFERS OVER £89,999

A fantastic sized and immaculately presented top floor flat in a quiet residential cul de sac. The property has been very well maintained the property is in walk in condition.



2 Alexander Place South Street, Houston

OFFERS OVER £89,995

1 bedroom main door apartment situated in the heart of the conservation village of Houston. Beautifully appointed, with ample parking and a single garage to the rear.



Flat 0/1, 14, John Neilson Avenue, Paisley

OFFERS OVER £89,950

Ground floor flat. In good condition and comprises a lounge, kitchen, two bedrooms, bathroom, residents parking.



53 Lachlan Crescent, Erskine

OFFERS OVER £89,950

This beautifully appointed 2 bedroom first floor apartment has recently gone through a comprehensive refurbishment program creating a lovely environment to reside in.



33 Pearson Place, Linwood

UNDER OFFER

This 3 bedroom mid terraced house has been upgraded to create a fabulous contemporary home in a very popular residential locale.



The Hole, Hole Farm, Lochwinnoch

UNDER OFFER

Development opportunity for someone looking to re-create their own style of cottage. It comes with a 7 acre paddock and a further 31 acres or thereby of woodland.



73 High Street, Lochwinnoch

UNDER OFFER

This traditional first floor flat is set in the heart of the village of Lochwinnoch and offers three excellently proportioned double bedrooms.



3 Park Avenue, Elderslie

UNDER OFFER

A spacious upper cottage flat with flexible accommodation. The property has 3 double bedrooms and is a great family property.



8 Davaar Drive, Paisley

UNDER OFFER

Number 8 Davaar Drive is a 2 bedroom mid terraced villa in this rare to the market address which has been modernised and upgraded in recent years.



1/1 26 Glasgow Road, Paisley

OFFERS OVER £58,000

Preferred first floor, full one bedroom tenement flat. The property is extremely well located for amenities and transport links. It is ideally suited towards first time buyers and the buy to let market.



1/1, 8 Townhead Terrace, Paisley

UNDER OFFER

This first floor two bedroom apartment is well situated for the centre of town and the University.



3/2, 6 Stirrat Crescent, Paisley

OFFERS OVER £79,995

This modern 3 bedroom third floor apartment is in excellent decorative order throughout. The property offers easy access to the St James Interchange and commuting via the M8.



22 Turners Avenue, Paisley

OFFERS OVER £69,950

Modern flat in this popular development which would be ideal for a first time buyer, buy to let investor or a couple. Viewing is advised.



41 Elphinstone Court, Kilmacolm

SOLD

This one bedroom first floor retirement flat by McCarthy Stone enjoys impressive rear views towards the countryside and is set in the heart of Kilmacolm

convenient for shops, amenities and transport facilities.



63 Park Avenue, Paisley

OFFERS OVER £49,500

Two bedroom ground floor flat in a convenient location. The property comprises good sized lounge, kitchen, two double bedrooms, bathroom, storage, gas

central heating and double glazing.



125 Neilston Road, Paisley

OFFERS OVER £79,000

A beautiful first floor apartment in a traditional sandstone block. The property has been upgraded and provides spacious accommodation with a stylish interior.



104 Stock Avenue, Paisley

OFFERS OVER £62,500

1 bedroom ground floor apartment is set within a popular development, centrally located and would be an ideal property for those buyers looking to downsize.



14 Stock Avenue, Paisley

UNDER OFFER

Modern top floor apartment in central location close to all local amenities. Double bedroom and modern breakfast kitchen with residents' parking.



Flat 5, 5, Arthur Street, Paisley

OFFERS OVER £49,000

Top floor duplex apartment with generous accommodation over two levels. The property would be perfect for a family looking in the area or for

students due to the proximity to the university.



96 Barony Terrace, Kilbirnie

OFFERS OVER £79,000

Number 96 is a 3 bedroom end terraced villa which sits in an elevated position in this very popular residential locale.



7 Townhead Terrace, Paisley

OFFERS OVER £59,995

This traditional 1 bedroom tenement apartment is located close to the university and town centre in excellent decorative order with specification

including gas central heating and double glazing.



9 Reid Avenue, Linwood

OFFERS OVER £55,000

9 Reid Avenue is a good sized end terrace villa in the well established area of Linwood. The property would suit a family looking in the area but does require some modernisation.



2 Lylesland Court, Paisley

OFFERS OVER £45,000

Ground floor flat ideal for a first time buyer or buy to let investor.



58 Kelburne Court, Paisley

UNDER OFFER

This McCarthy and Stone 1 bedroom retirement apartments is set in the ever popular and convenient location of Kelburne Court.



1/1, 104 Neilston Road, Paisley

OFFERS OVER £59,950

104 Neilston Road is an excellent two bedroom first floor flat close to local amenities. This would be a superb purchase for a first time buyer looking for a property in the area.



139 Kirklandneuk Road, Renfrew

FIXED PRICE £55,000

Number 139 Kirklandneuk is a beautifully appointed one bedroom upper cottage flat in this ever popular address of Renfrew.



46 Caledonia Court, Paisley

FIXED PRICE £43,000

A well maintained flat in established development. Perfect for a first time buyer and located close to the St James Interchange, Paisley

Gilmour Street Station and St James Train Station.



1/1, 8 Anchor Buildings, Paisley

UNDER OFFER

With fabulous views to the iconic Anchor Mill Building in the heart of Paisley town centre is number 8 Anchor Buildings, a refurbished 3 bedroom first floor flat that

has excellent spacious accommodation.



46 Milliken Drive, Kilbarchan

OFFER OVER £59,950

Fantastic opportunity to purchase a fabulous 1 bedroom lower cottage flat situated in Easwald Bank, Kilbarchan.



0/1, 22 Wallace Street Paisley

UNDER OFFER

Modern 2 bedroom ground floor apartment in central location close to all local amenities with secure gated residents' parking.



39 Blackhall Street, Paisley

OFFERS OVER £39,000

Number 8 Davaar Drive is a 2 bedroom mid terraced villa in this rare to the market address which has been modernised and upgraded in recent years.



5 Clyde Place, Johnstone

UNDER OFFER

An end terrace villa located at the top of a residential cul de sac in Milliken Park, Johnstone. The property sits in a good sized plot and makes an ideal family home



40 Mckerrell Street, Paisley

OFFERS OVER £59,000

Well appointed 2 bedroom traditional ground floor apartment is located in the ever popular Mckerrell Street, just behind Paisley Grammar school.



1/1, 22 Wallace Street, Paisley

UNDER OFFER

Modern 2 bedroom first floor apartment in central location close to all local amenities with secure gated residents' parking.

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A Moving Story

For many readers of House, 2015 will be the year that they say goodbye to their old home and hello to a new one.



The mechanics of buying and selling properties are best left to experts like Cochran Dickie, but when it comes to packing up and moving your furnishings and belongings, it's all down to you. Once a date of entry has been agreed, effective preparation becomes vital to ensure a smooth transition, and to help you make sense of this potentially daunting process, here is our tear-out-and-keep guide on moving to a new home.

The very first step is to sort through all your belongings and divide them into two categories – “keep” or “throw away”. It's only after an offer has been accepted on their house that many people begin to realise the sheer volume of unwanted possessions they've accumulated over the years. Broken DVD players, musty bedding, mysterious plastic things and many other questionable delights will be patiently waiting for discovery, in spare rooms and attics, garages and sheds. At the earliest possible opportunity, get into every cupboard, cellar and outbuilding, and be ruthless when deciding what to throw away, especially if something hasn't been touched for the last year or more. Remember that charity shops will accept most things these days, and donating your unwanted detritus to a good cause (or taking it to a car boot sale) is far more rewarding than throwing it away.

“The very first step is to sort through all your belongings and divide them into two categories - keep or throw away”



Before you start packing up the “keep” belongings, calculate how many medium-sized cardboard boxes it would take to store everything. Then work out the total number of things in your home that one man could comfortably carry (such as bedside units or computer monitors) and the number of two-man items, like sideboards and sofas. Write down a list of these three totals, and then contact a few removal firms, telling them your calculations and asking for precise quotes, rather than vague estimates. Some people like to move certain items themselves, but this can be difficult unless you can run both properties concurrently, ferrying items across one carload at a time.

Most decent removal companies will offer to deliver storage containers for your belongings before you move, typically in the form of collapsible cardboard boxes or large plastic tubs with lids. Hiring these makes more sense than buying them, especially since a large number of boxes will typically be required. People usually underestimate the amount of boxes they'll need, and end up stuffing possessions into black bags and other unsuitable containers that can't be stacked, but can easily be crushed or split open. If you need more storage, or your removal firm won't help in advance, a variety of companies now sell reinforced cardboard boxes.

Use common sense to decide what can be parcelled up in advance, and what will be needed right up to moving day. Stack boxes or crates in neat vertical piles around the edges of each room, maintaining a clear path to the door and any larger furnishings. Judge the strength of each box's base prior to filling it, and don't try to squeeze too much in – a teachest full of hardback books will be impossible to lift. If time is short, a useful tip is to take each drawer out of a cabinet, tape thick cardboard on top of it, and then treat each drawer as a sealed container. They can even be re-inserted into the cabinets inside the removal van, to save space. It's a good idea to take off exposed cupboard and drawer handles, loosely re-attaching them inside out so they don't get scratched in transit. Equally, be sure to bubble-wrap paintings, large ornaments and other fragile items, to prevent accidental damage.



Before putting anything into a particular box, take a big black marker pen, write a unique number on all six sides of the box, and then write this number on a notepad. Every time you put something into the box, record it on the pad, so everything can be located at a moment's notice, even after it's been packed. Always put heavier items to the bottom, mix heavy and light objects to obtain a uniform weight per package, and invest in bubble wrap or pad fragile items with T-shirts and towels. Unless it's self-closing, seal each box with brown tape along the top and bottom, and clearly identify any fragile packages. Speaking of which, food can be very tricky to transport, but you can minimise this by planning meals that will use up all your existing stocks, in the weeks prior to moving. More organised people might even want to place a home delivery supermarket order, to arrive at their new house the day after they pick up the keys.

On moving day itself, get up early, strip the beds and pack away the bedding, before checking every nook and cranny in the house to make sure they're all empty. If possible, have someone at the new property waiting to let the removal men in, and pointing out where each piece of furniture and box should be deposited. One invaluable tip is to make a “first day” box, containing all the items you might want as soon as you arrive at the new property. These could include a kettle, cups and teabags (for the removal men, if not for yourself), a toilet roll, plasters, basic cleaning aids and possibly a large pile of ready-made sandwiches, so you don't have to cook that night. Take the first day box with you so if the removal van breaks down or gets lost, the most essential items are safely at hand - and you can have a cup of tea while you wait...

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