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ESTATE AGENCY

46 Auchmannoch Avenue,
Ralston PA1 3AG

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Number Forty Six is an imposing period semi detached villa situated in an elevated position with lovely open aspects to the front.

The façade is of a re-constituted stone with a render border all under a slate roof with timber detail, set in a much admired avenue with a wider than standard plot.

The accommodation comprises of entrance vestibule, welcoming reception hallway with varnished wood panelling, formal lounge with bay window to the front and sitting room to the rear. The dining size kitchen has been extended and has matching dark wood wall & base units with a freestanding range, ample work surfaces and space not only for a dining table but for casual breakfasting too. A Upvc door gives access to the rear garden.

On the half landing there is fully tiled bathroom with an electric shower over the bath. On the first floor there are three bedrooms, the front having fabulous open aspects over the bungalows to Ralston Golf Course.

A slab driveway provides off street parking and there is a section of front lawn bordered by mature plants & shrubs. To the right of the driveway is space for potential increasing of the driveway should you require which is also bordered by mature Rhododendrons. The rear garden has an elevated patio and lawn area again bordered by mature trees and shrubs.

The property specification includes gas central heating and a mixture of sash & case and Upvc 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

E

Office

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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