



**113 Auchmannoch Avenue, Ralston, Paisley PA1 3AB**

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## Situation

The local area and neighbouring suburbs offer a range of local shopping and supermarket facilities, sports and recreational facilities, primary and secondary schooling. There are good public transport facilities with a train service to Glasgow and Inverclyde.

There is good access to the Silverburn and Braehead Shopping Centres, Xsite (previously Xscape) Braehead Arena and the M8 motorway network providing access to most major towns and cities throughout the central belt of Scotland, as well as Glasgow International Airport.

The neighbouring countryside caters for a wide range of sports and leisure activities including fishing, golf and other recreational pursuits.















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## Property Description

Seldom available, two bedroom/ two public room end terrace villa, set within well kept corner gardens, close to local amenities and transport links.

Internally the property would now benefit from some internal modernisation, and affords well-appointed accommodation, formed over two levels

The accommodation comprises:

**Ground Floor:** Reception hallway with storage and staircase to the upper accommodation. Family/dining room, with patio doors to garden. Spacious sitting room overlooking the rear of the property. Kitchen fitted with a full range of floor and wall mounted cabinets

**First Floor:** Upper landing with storage. Bedroom one with fitted wardrobes. Bedroom two with fitted wardrobes. The house bathroom completes the accommodation.

The property benefits from gas central heating, double glazing, driveway and an Integral garage

Well-tended corner garden. Enclosed at rear garden with terrace.

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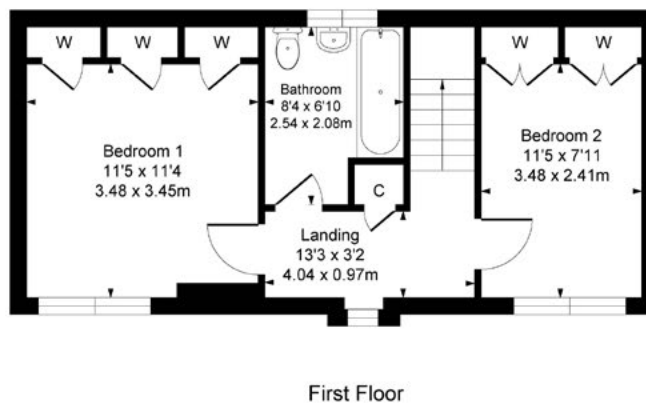
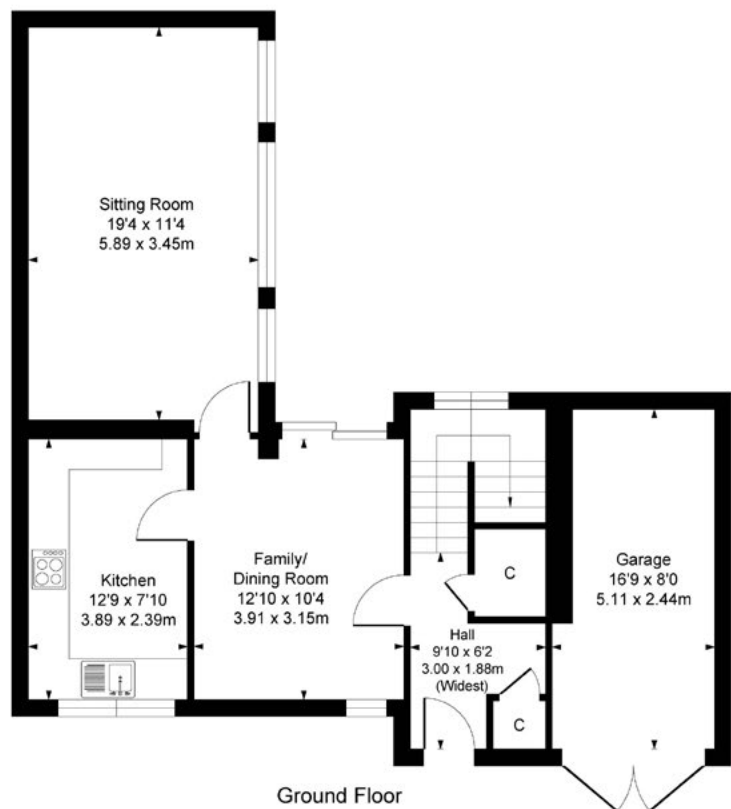






## 113 Auchmannoch Avenue, Ralston

Approximate Gross Internal Area  
Main House 981 sq ft - 91.13 sq m  
Garage 123 sq ft - 11.42 sq m  
Total 1104 sq ft - 102.55 sq m



**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY** All measurements, walls, doors, windows, fitting and appliances, their sizes and locations are approximate only. They cannot be regarded as being a representation by the seller, nor their agent. We believe these details to be accurate however it is not guaranteed and they do not form any part of a contract. Fixtures and fittings are not included unless specified in the enclosed. Photographs are for general information and it must not be inferred that any item is included for sale with the property.



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### Viewing

By appointment through  
Nicol Estate Agents  
**Newton Mearns**

### Outgoings

Renfrewshire Council  
Band E

### Fixtures & Fittings

Only items specifically mentioned in the sale particulars are included in the sale price.

### Energy Efficiency Rating

Band D

### Services

The property will be supplied by mains water, gas and electricity. Gas central heating.

### Local Authority

Renfrewshire Council  
Tel: 0300 300 0300

### Property Reference

3508