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ESTATE AGENCY

64

Auchmannoch Avenue,  
Ralston PA1 3AG

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# 64 Auchmannoch Avenue, Ralston PA1 3AG



Number Sixty Four Auchmannoch Avenue has recently gone through one of the most comprehensive refurbishing programs in recent times creating a quite simply stunning elevated semi detached villa fit for today's modern living.

As you drive into the retained driveway and head up the porcelain steps you get a sense of what is about to unfold. The entire frontage has been landscaped, along with the side elevation to the entrance doorway.

The accommodation comprises of a welcoming reception hallway leading to the front facing lounge with feature Oriel window. The breakfast kitchen is to the rear and has contemporary designed wall & base units with contrasting work surfaces and a fabulous matching breakfast bar for casual dining, there are integrated appliances that include oven, hob, extractor hood, microwave, fridge freezer, washer and dishwasher. There is also a separate walk-in storage cupboard and a set of sliding patio doors leading directly to a composite deck and rear garden. Bedrooms two and three are also on the ground floor as is a beautiful bathroom with neutral tiling and brass fittings in keeping with the period of the property.

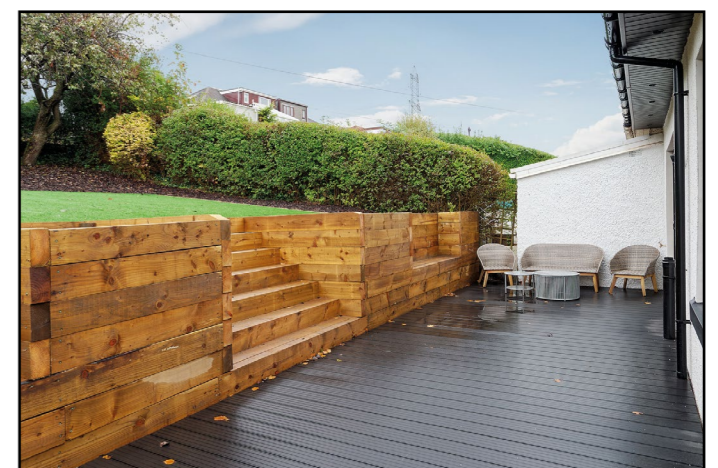
A carpeted stairwell leads to the first floor, also recently created providing two further bedrooms and a fully tiled shower room. On the half landing there is fully tiled bathroom with an electric shower over the bath. Both bedrooms have open aspects over the rooftops towards Ralston Golf Course.

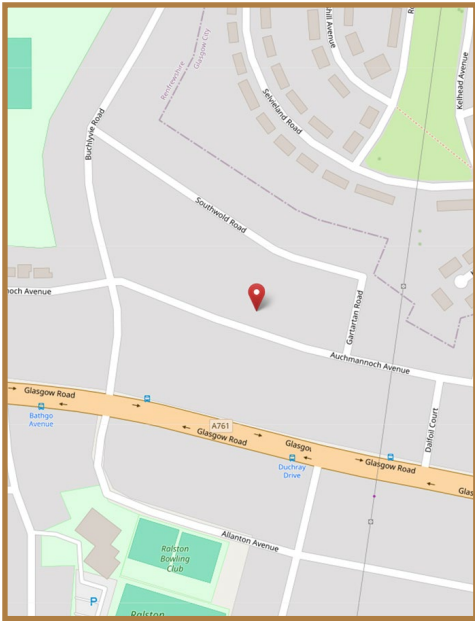
This property has been 'taken back to the brick' and now is a contemporary 1930's home fully reconstructed and now an ideal family home.

The rear garden has the composite deck with retaining sleepers and steps leading to an elevated easy to maintain garden with artificial grass bordered by soft bark.

The property specification includes new roof, re-wire and re-plumb, new double glazing and new gas central heating system.

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.



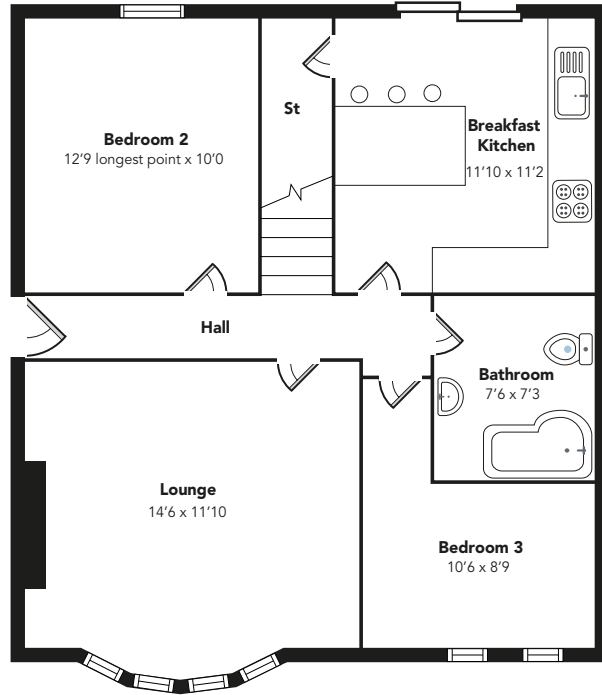


EPC rating  
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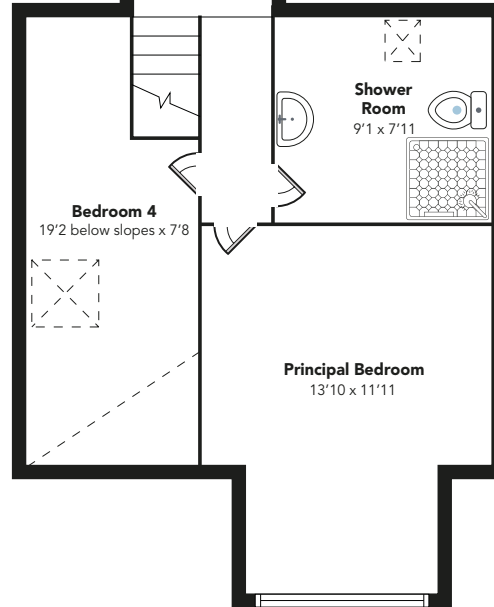
Office  
Bridge of Weir

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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.

**GROUND FLOOR**



**FIRST FLOOR**



Floorplans are indicative only - not to scale  
Produced by Plushplans

## Our Offices

21 Moss Street, Paisley PA1 1BX  
t. 0141 840 6555  
paisley@cochrandickie.co.uk

3 Neva Place, Main Street, Bridge of Weir PA11 3PN  
t. 01505 613 807  
bridgeofweir@cochrandickie.co.uk

www.cochrandickie.co.uk



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