

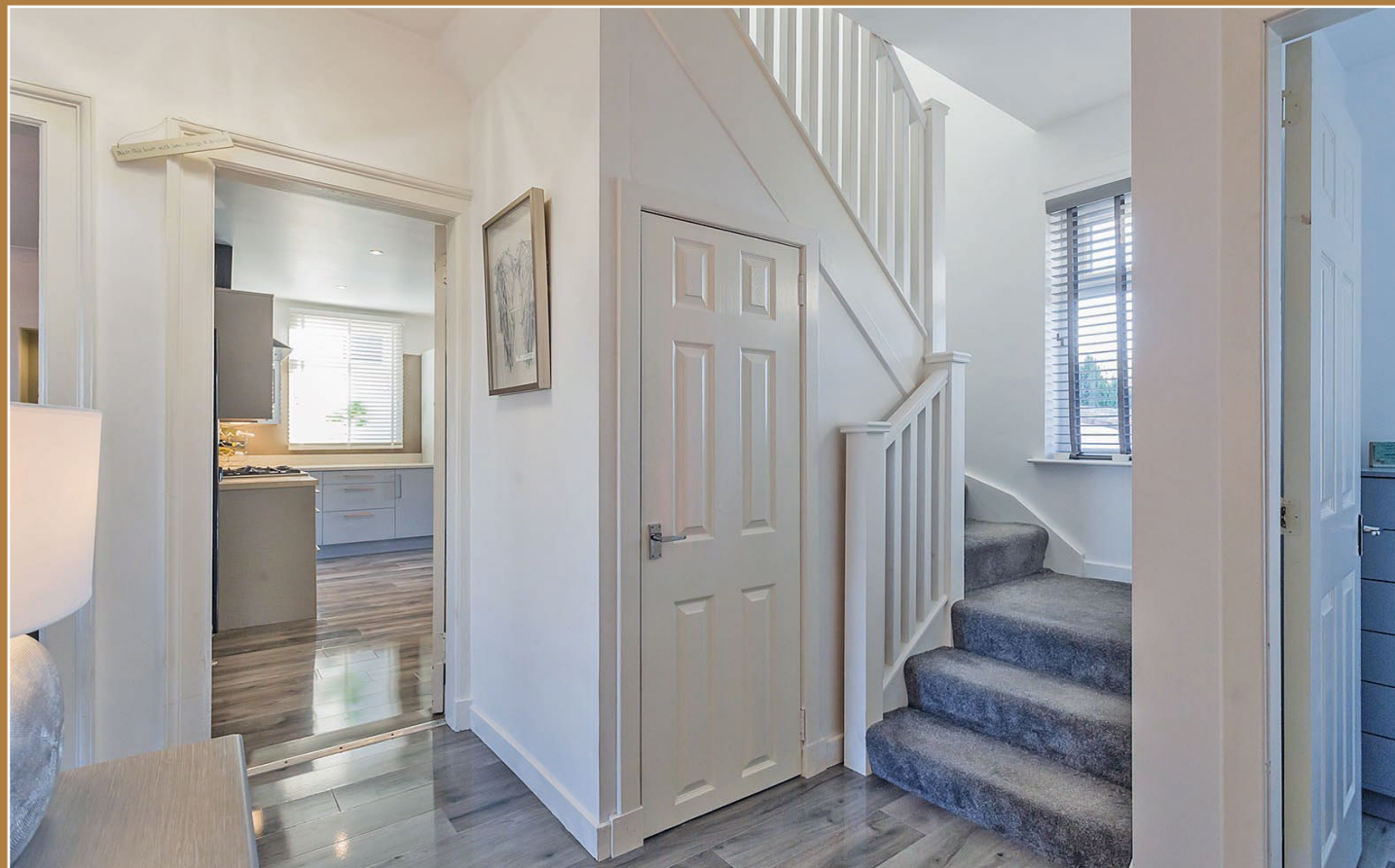


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ESTATE AGENCY

**40** Allanton Avenue,  
Ralston PA1 3BN

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# 40 Allanton Avenue, Ralston PA1 3BN



Number Forty Allanton Avenue is a beautiful architecturally extended semi detached bungalow in this very popular residential locale. The property has been immaculately looked after and upgraded creating a beautiful home fit for today's modern living.

The entrance vestibule opens to the impressive reception hallway. The bay window lounge is to the front and has a feature fireplace. Also to the front is a double bedroom. The undoubted feature of this lovely home is the upgraded breakfast kitchen that opens out to a dining conservatory that in turn overlooks the garden. The kitchen itself has ample wall & base units and a freestanding range cooker. The conservatory has double doors leading to the rear. Completing the ground floor accommodation is a contemporary shower room and separate home office.

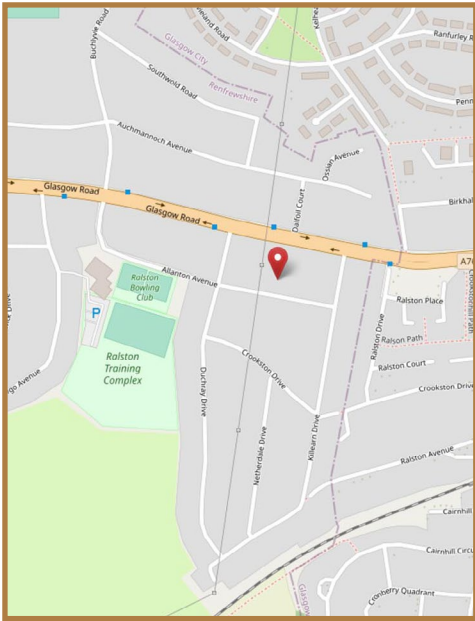
A carpeted stairwell leads to the upper level, a further addition where there are two further bedrooms, a four piece bathroom and an upper landing that has enough space should you decide to utilise as a study or dressing room.

The property specification includes gas central heating and double glazing.

There are charming, well tended garden grounds. To the front it is predominantly monobloc for ample parking. It also runs adjacent to the property to a fantastic double garage. The rear garden is substantial in size, gated for extra security and benefitting from a south facing orientation. The garden is mainly laid to lawn with a deck and stone chipped area at the rear of the property for easy access to outside entertaining.





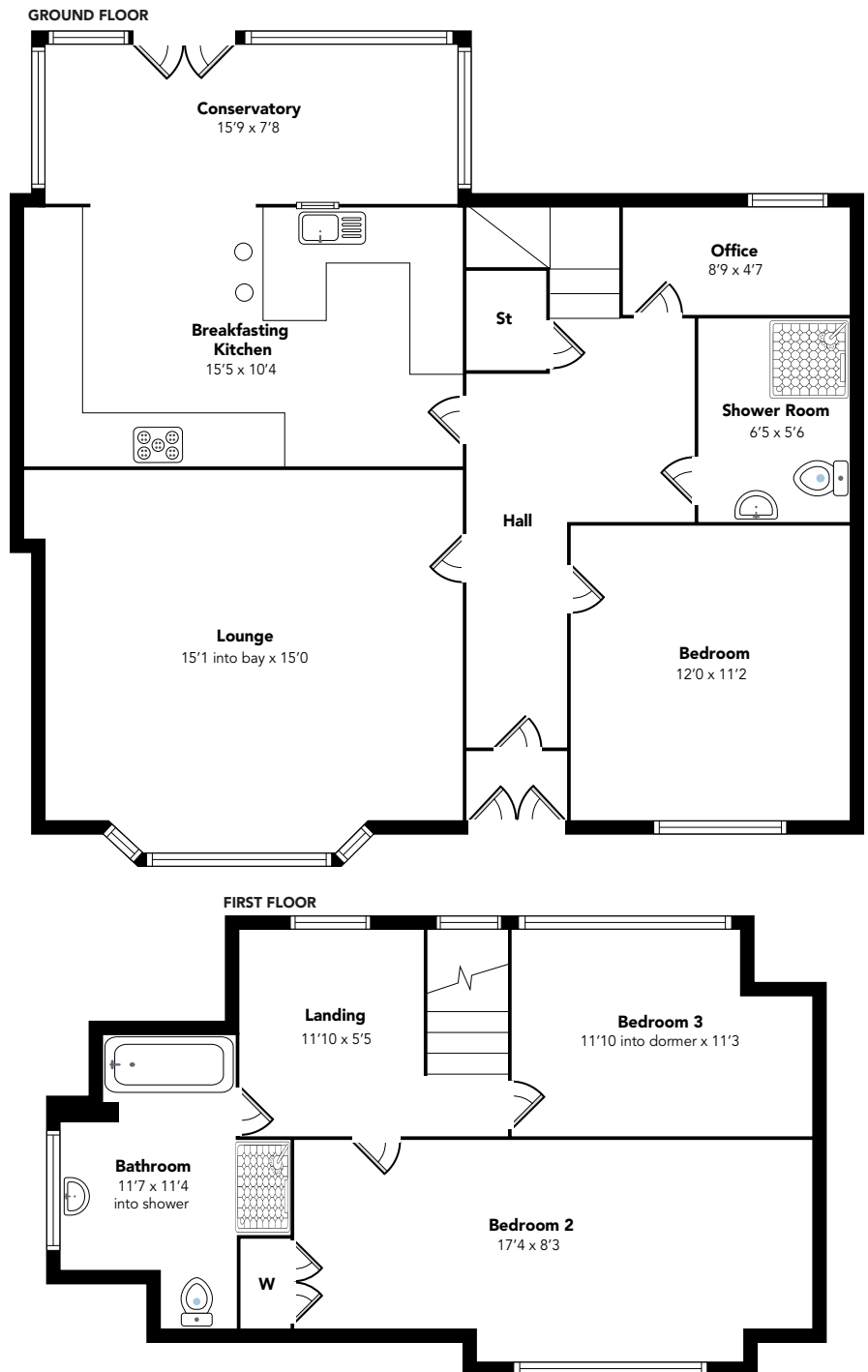


**EPC rating**  
D

**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

## Our Offices

21 Moss Street, Paisley PA1 1BX  
LP7 Paisley  
t. 0141 840 6555  
f. 0141 848 9168  
paisley@cochrandickie.co.uk

3 Neva Place, Main Street, Bridge of Weir PA11 3PN  
t. 01505 613 807  
f. 01505 615 682  
bridgeofweir@cochrandickie.co.uk

www.cochrandickie.co.uk

  
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