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ESTATE AGENCY

14 Auchmannoch Avenue,
Ralston PA1 3AQ

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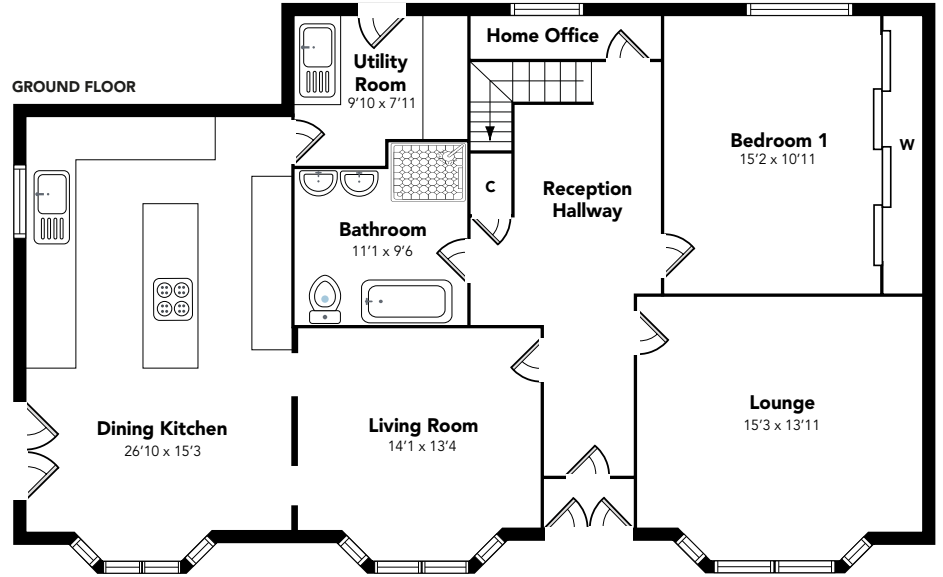
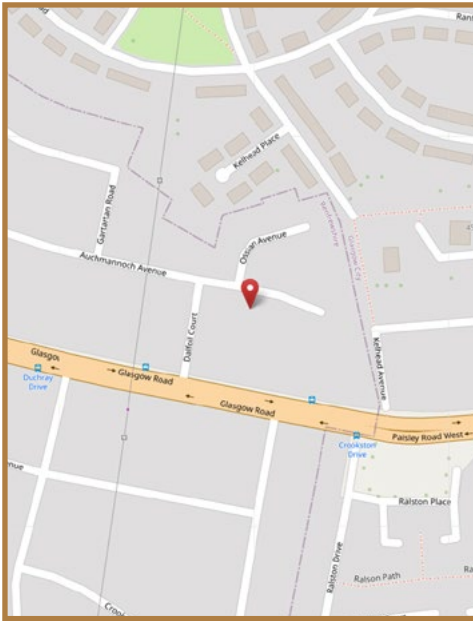


This fabulous detached bungalow sits in a lovely plot at the end of Auchmannoch Avenue and has been extended and developed to provide a wonderful family home in a popular area.

There is a broad and welcoming reception hallway with access to a home office. The principal lounge is to the front of the property and has a bay window and a gas fire. The living room is also to the front of the property and accessed from the hallway. This is a beautiful room with Walnut, hardwood flooring that extends to the kitchen area. One of the most striking things about this room is the duplex wood burning stove that is enjoyed by the living room and the dining area in the kitchen. The semi open plan layout makes the kitchen and living room a brilliant social space for family life and entertaining. The kitchen is an immediately impressive room which runs the length of the house and has kitchen units and an island with contemporary polished concrete worktops. There is a breakfast bar on the island and appliances in the kitchen include a coffee machine, wine fridge, gas hob, double oven, dishwasher and American style fridge freezer. From the dining area there are French doors which lead to the garden at the side of the house. The utility room is an essential part of a family home and can be accessed from the kitchen. There is space for further appliances in here, an additional sink and back door to the garden. The main bedroom is on the ground level and has large, fitted wardrobes. Bedrooms two and three are also good sized double rooms and are on the upper level of the property. They both benefit from fitted storage and skylight windows. The property has two bathrooms; a tiled shower room on the upper level and a luxurious family bathroom on the ground level with a four piece suite including double sized shower cubicle, a double vanity unit, bath and WC.

Externally there are gardens to the front, side and rear which are low maintenance and have artificial grass. The side garden is a particularly private space with a patio area and easy access to the kitchen. The driveway provides off street parking and is detailed with printed concrete.

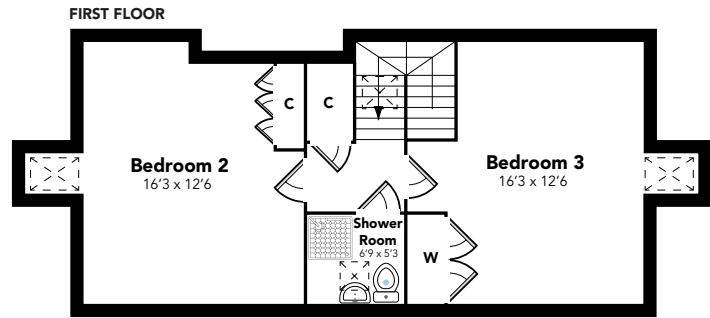




EPC rating
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Office
Paisley

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 Plush Plans Ltd

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