



Auchmannoch Avenue | | Paisley | PA1 3AB

Offers over £195,000

pattison & co

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Nestled in the highly sought-after Ralston area of Paisley, this charming two-bedroom semi-detached house on Auchmannoch Avenue offers a delightful blend of comfort and style. The property boasts a spacious front-facing living room, enhanced by a lovely bay window that floods the space with natural light, creating an inviting atmosphere for relaxation or entertaining guests.

- 2 bed semi-detached home
- Large living room with bay window
- Conservatory sun room with garden view
- 2 good-sized bedrooms upstairs
- Exclusive Ralston location
- Detached garage and private driveway



TOTAL: 697 sq. ft, 65 m2
FLOOR 1: 388 sq. ft, 36 m2, FLOOR 2: 309 sq. ft, 29 m2
EXCLUDED AREAS: FIREPLACE: 4 sq. ft, 0 m2
WALLS: 84 sq. ft, 7 m2

Floorplan Created By Proapture Media. Measurements Deemed Highly Reliable But Not Guaranteed.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland		
		EU Directive 2002/91/EC

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