



SOLICITORS & ESTATE AGENTS



**SEMI DETACHED BUNGALOW
43 ALLANTON AVENUE, RALSTON PA1 3BN
Offers Over £310,000**



VIEWING
By appointment with MSM Solicitors & Estate Agents,
Tel: 0141 339 5252. Fax: 0141 339 4617.

Description

Beautifully presented throughout, this impressive SEMI BUNGALOW has been extensively improved to a high standard and specification and offers flexible accommodation formed over two levels. Situated just off Glasgow Road, the property is centrally situated within this high amenity district and is just a few minutes from Ralston Primary and Barshaw Park. There is also a wide and varied range of shopping outlets close by including a large Morrisons at Cardonald with both Silverburn and Braehead shopping centres being within an easy commute.

Decorative double glazed and PVC front door opening onto entrance vestibule with tiling to full wall height. Reception hall with hardwood mahogany floor finish which continues to an impressive near 15' lounge with bow window to front. Of particular note is the inset solid wood burning fire with a limestone fire surround and hearth. In addition there is also a glass shelved display alcove on the focal wall. On the ground floor there are also two double bedrooms, one with two deep wardrobes/storage cupboard. If required however one of these rooms could be used as a separate dining room. Fabulous fully fitted breakfasting kitchen with window and double glazed PVC door to rear garden. The preparation area comprises extensive floor and wall mounted polished white veneer fronted units with complimentary work tops and splash back. Integrated appliances include oven, hob, hood, fridge/freezer, and washing machine. In addition there is a deep pantry/store extending below the stairs. Modern fitted and fully tiled shower room comprising three piece suite which includes a wash hand basin with WC built into vanity unit, polished chrome towel rail.

Upper level: There is a broad landing with Velux roof light and an area which could be utilised as a home office/study which leads to the main bedroom. The main bedroom has two windows to front leading to a modern fitted and fully tiled en-suite shower room comprising three piece suite. In addition there is a deep dressing area and walk-in wardrobe.

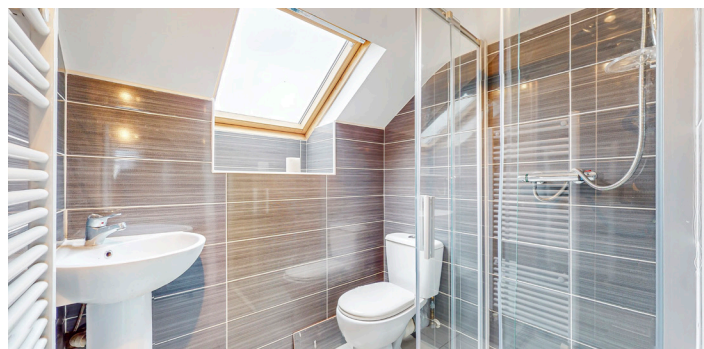
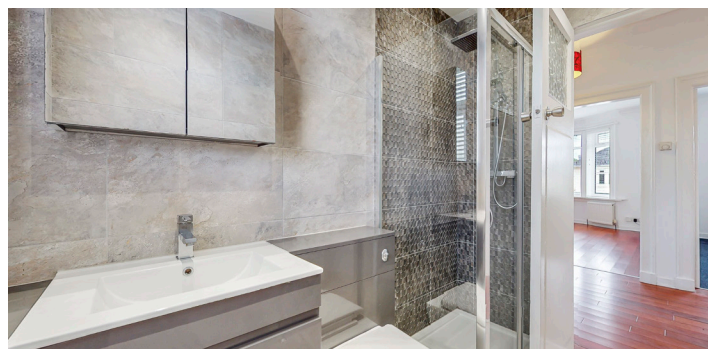
The property benefits from gas central heating, double glazing and security alarm system. There is an extensive mono block paved hard parking area to front and driveway providing access to a single car detached garage. Behind the garage is a detached conservatory which could also be used as a home office. Large level rear garden with concrete paved patio.

EPC Rating

D

Measurements

LOUNGE	14'9 (4.49m) x 13'0 (3.98m)
BEDROOM ONE	12'11 (3.94m) x 10'4 (3.14m)
DINING/BEDROOM TWO	11'0 (3.38m) x 9'0 (2.74m)
KITCHEN	11'6 (3.52m) x 10'1 (3.07m)
SHOWER ROOM	8'0 (2.43m) x 4'9 (1.46m)
UPPER LEVEL	
MAIN BEDROOM	13'10 (4.22m) x 13'2 (4.06m)
EN-SUITE	5'6 (1.68m) x 4'10 (1.48m)
DRESSING ROOM	6'6 (1.99m) x 5'5 (1.64m)
WARDROBE	5'7 (1.71m) x 5'1 (1.56m)



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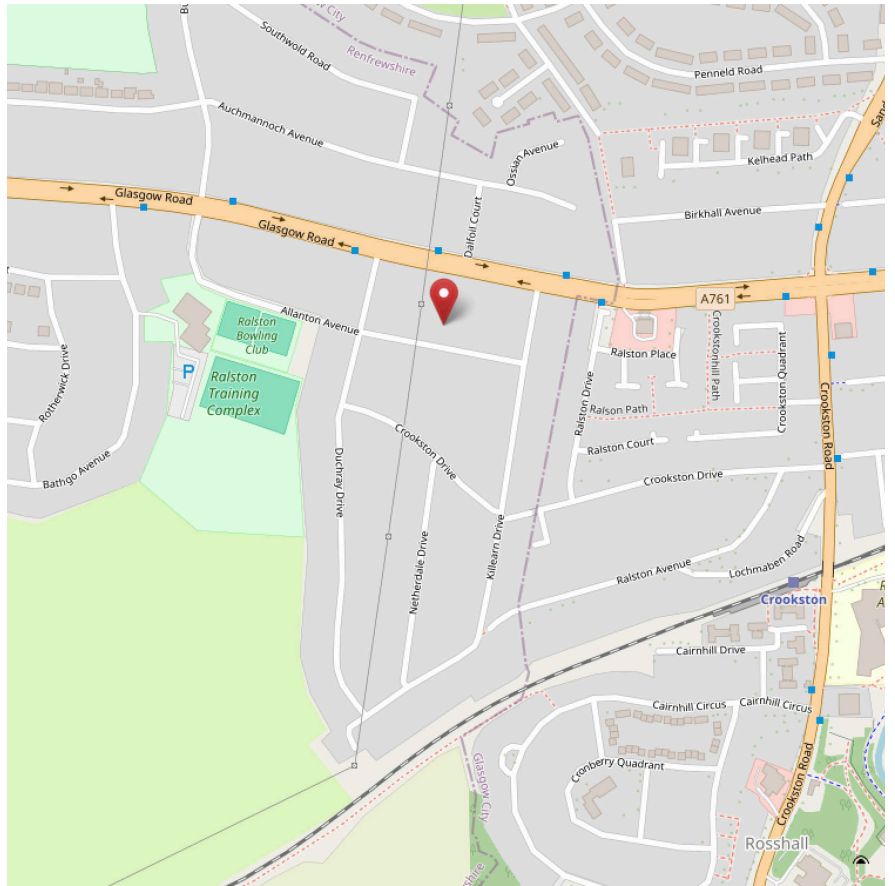
Travel Directions

Travelling east along Glasgow Road, past Barshaw Park on left, continue straight ahead at the traffic lights with Penilee Road on left, turn right onto Allanton Avenue (Buchlyvie Road on left) and number 43 is on left.

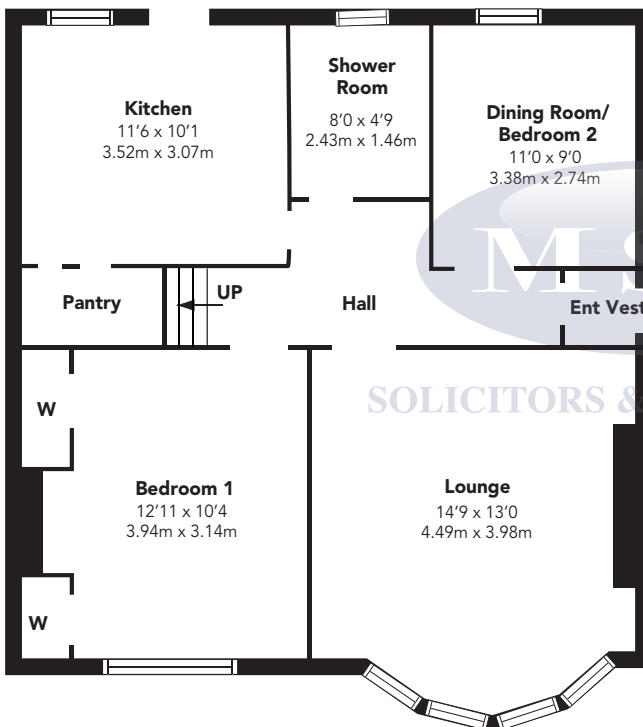
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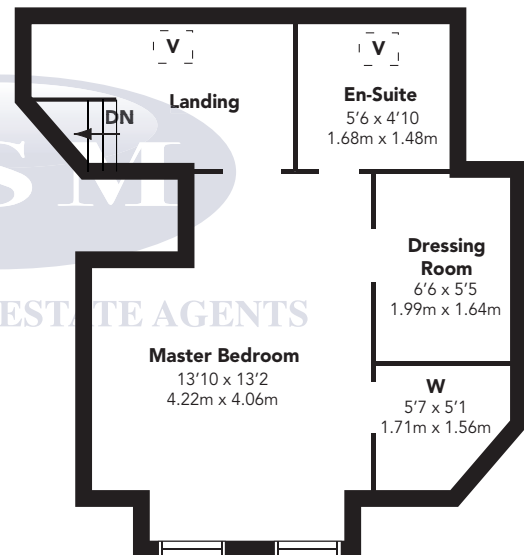
The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



GROUND FLOOR



FIRST FLOOR



Floorplans are indicative only - not to scale

Produced by [Plushplans](#)

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.