

walker laird

solicitors and estate agents



68 Bathgo Avenue, Ralston,  
Paisley, PA1 3DZ

[walkerlaird.co.uk](http://walkerlaird.co.uk)

A delightful Semi Detached Villa with an extension sitting on a great plot within the highly sought after Ralston area. The two bedroom Keanie home is presented to the market in excellent order.

On the lower level the property is accessed via the entrance hall into a well-appointed living room. To the rear there is an extended dining kitchen space featuring wall and base units and french doors to the garden. There is also a rear hall offering practical space for shoes and jackets.

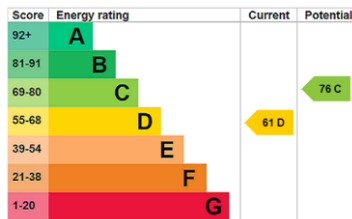
Upstairs there are two bedrooms both with useful mirrored style wardrobes and a bathroom complimented by a three piece white suite and shower.

The mono-block driveway provides generous off-street parking, while the single garage adds excellent secure storage or vehicle use. The well maintained enclosed rear garden serves as a private safe retreat for relaxing or entertaining.

Ralston is a highly desirable residential suburb situated on the eastern edge of Paisley bordering Glasgow. Renowned for its excellent schools, strong community feel and superb commuter links, it offers a peaceful suburban setting just minutes from the city and Paisley town centre, keeping every amenity within easy reach.



**TOTAL: 809 sq. ft. 75 m<sup>2</sup>**  
 1st floor: 495 sq. ft, 46 m<sup>2</sup>, 2nd floor: 314 sq. ft, 29 m<sup>2</sup>  
 EXCLUDED AREAS: W: 32 sq. ft, 3 m<sup>2</sup>, WALLS: 94 sq. ft, 9 m<sup>2</sup>



walker laird

solicitors and estate agents

Paisley

9 Gilmour Street, Paisley, Renfrewshire, PA1 1DG

paisleyea@walkerlaird.co.uk

walkerlaird.co.uk

Disclaimer - IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. Whilst every precaution has been taken to ensure accuracy, if there is any aspect which is critical to your interest or which you find misleading please contact us for further information. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are taken with a laser tape measure, should not be relied upon for furnishing purposes and are approximate. Floor plans are for guidance only and illustration purposes only and may not be to scale.