



For Sale | 13e William Street, Johnstone, PA5 8DP



Viewing by appointment only

Phone: 01505 331114 | Email: info@emmersonhomes.com | Address: 36 High Street, Johnstone, PA5 8AH



2 Bedrooms | 1 Public Room | 1 Bathroom

Positioned within a popular and central pocket of Johnstone, this delightful two bedroom second floor flat offers spacious, well presented accommodation. Tucked away in a quiet cul-de-sac, it represents an excellent opportunity for first time buyers looking to step onto the property ladder, down sizers seeking the convenience of single level living close to local amenities, or buy-to-let investors searching for a high demand rental property.

The property is accessed via a secure door entry system leading into a well maintained communal close. Internally, the apartment opens into a welcoming L- shaped reception hallway.

The bright and spacious lounge is positioned to the front of the property, with large windows allowing an abundance of natural light to flood the room throughout the day.

The generously proportioned dining kitchen offers ample space for informal dining and is fitted with a good range of base and wall mounted units, generous worktop space, an integrated oven and hob, and a selection of white goods. Both double bedrooms are exceptionally well proportioned, providing flexible furniture layouts and benefiting from built in storage. Completing the accommodation is the family bathroom, fitted with a three piece suite comprising a bath with shower over, WC, and wash hand basin. The room is finished with practical, low maintenance flooring.

An early viewing is advised to fully appreciate the accommodation, presentation and convenient location of this attractive home.

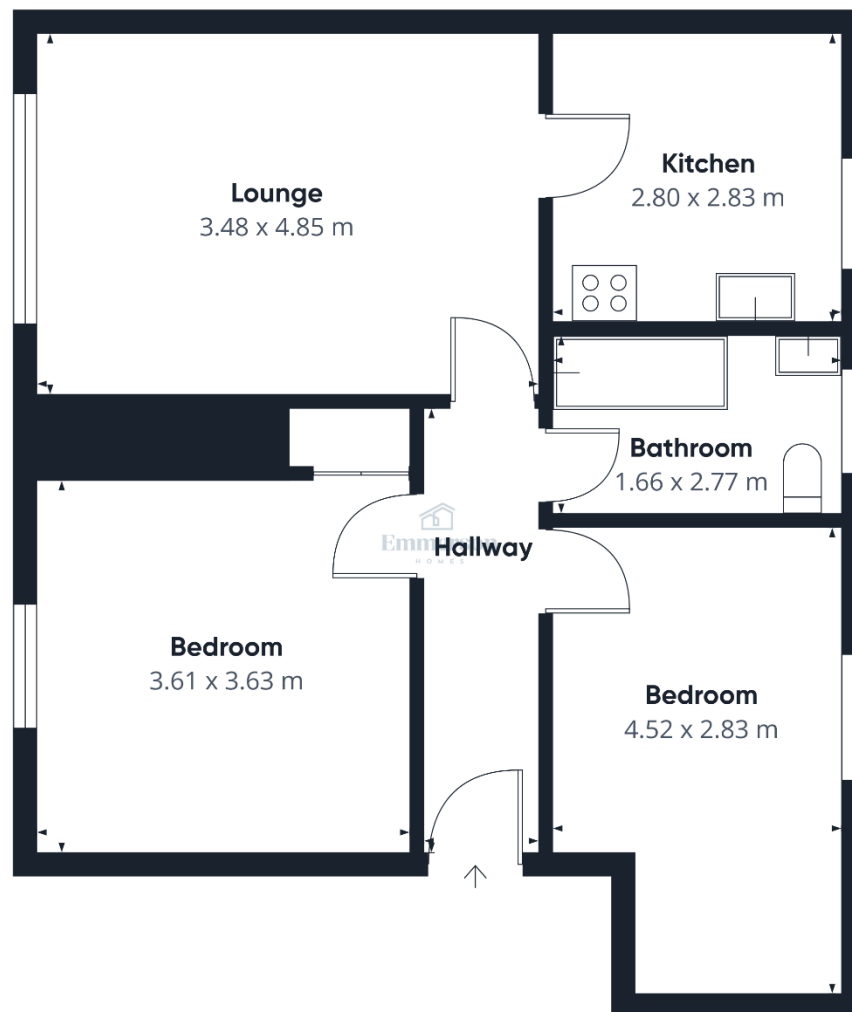
This property further benefits from an outside rear store and a internal storage cupboard located next to the flat door, double glazing, gas central heating, secure door entry and communal rear garden.

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Renfrewshire Council Tax Band A. EPC Rating .

Johnstone itself offers local shopping, sports/recreational facilities and schooling. The neighbouring countryside caters for a wide range of sports/leisure activities including fishing, golf and all equestrian pursuits. The property is a short walk from Johnstone Railway Station, providing excellent transport links to Paisley (5 minutes); Glasgow (15-20 minutes) and throughout Ayrshire including Prestwick International Airport. The M8 motorway network provides access to most major towns and cities throughout the central belt of Scotland, whilst Glasgow International Airport provides access to destinations further afield.





Approximate total area⁽¹⁾
60.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Please note we have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

