

For Sale | 8 Elm Lea, Johnstone, PA5 9DE



Viewing by appointment only

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2 Bedrooms | 1 Public Room | 1 Bathroom

This beautifully presented modern mid terraced villa is set within a quiet and sought after residential pocket of Johnstone. Combining contemporary styling with a warm and welcoming feel, this attractive home offers an ideal opportunity for first time buyers, small families or those looking to down size without compromising on comfort.

Upon entering, a welcoming reception hallway provides access to the spacious front facing lounge, offering an ideal space for both relaxing and entertaining. The lounge leads through to a stylish fitted kitchen, which boasts a good range of wall and base units, complemented by matching work surfaces and an integrated oven, hob and extractor hood. The rear hallway provides access to a convenient ground floor WC and a deep storage cupboard. A door from here opens directly onto the private rear garden, creating a lovely connection between the indoor and outdoor living spaces.

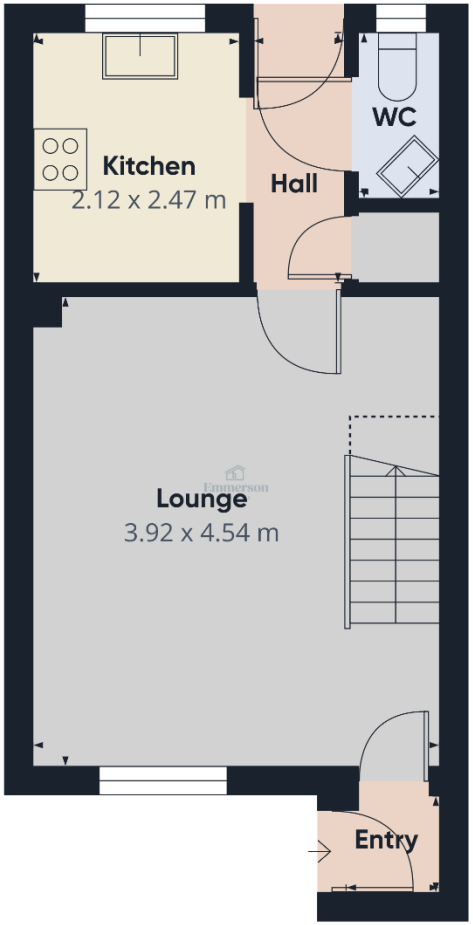
On the upper level, there are two well proportioned bedrooms with plenty of natural light. Completing the accommodation is a modern family bathroom fitted with a three piece suite, and shower over the bath.

Further benefits include gas central heating, double glazing throughout and residents` allocated parking, adding to the overall comfort and convenience of this appealing home.

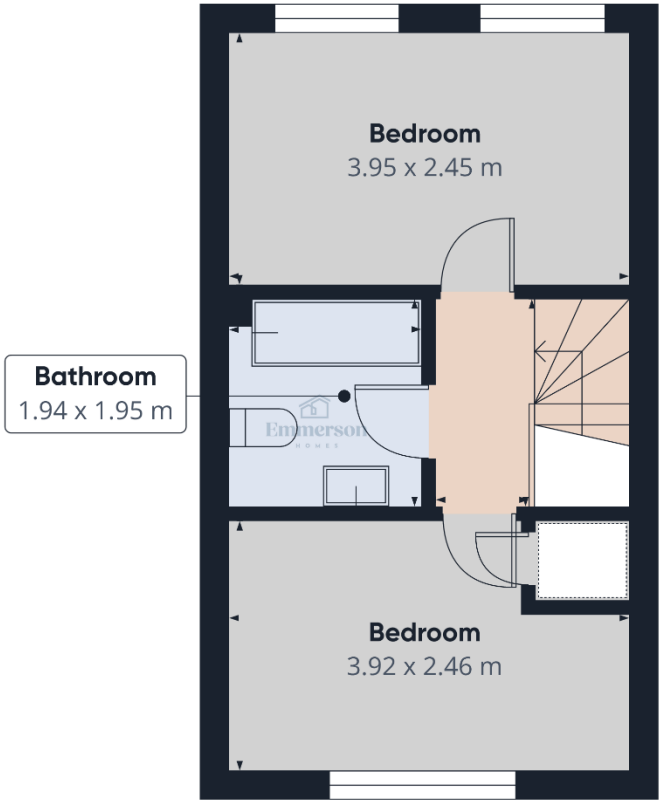
Early viewing is highly recommended to fully appreciate the spacious accommodation and desirable setting this property has to offer.

Renfrewshire Council, Tax Band C. EPC Rating Band C.

Living in Johnstone offers a charming and vibrant community experience. Located in the heart of Renfrewshire, this historic town combines the best of both worlds, a residential area and the convenience of nearby amenities. The town offers a range of local shops, restaurants and leisure facilities, ensuring that residents have everything they need within easy reach. Nature lovers will appreciate the nearby parks and green spaces, providing ample opportunities for outdoor activities and relaxation. Furthermore, Johnstone benefits from excellent transport links, including a railway station, making it convenient for commuting to nearby towns and cities.



Ground Floor



First Floor

Emmerson HOMES

Approximate total area[1]

46.4 m²

Reduced headroom

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

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

GIRAFFE360

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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.

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