



Gorthana, 3 The Fairways, Johnstone, PA5 0BA

**Penny Lane Homes
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JOHNSTONE * PAISLEY * RENFREW

Gorthana, 3 The Fairways, Johnstone, PA5 0BA

Description

Modern detached bungalow with integral garage and landscaped gardens, set in a private residential cul de sac of six homes.

The property comprises entrance vestibule with hallway, spacious lounge with dual windows and dining area, fully fitted kitchen with a great selection of floor and wall mounted storage units, integrated steam oven, microwave, oven, hob, hood, dishwasher, fridge freezer and Quartz work top with a door leading to the rear garden. The principle bedroom is rear facing with built in mirrored wardrobes. Bedroom two is front facing with built in mirrored wardrobes and bedroom three is also front facing.

The shower room has part tiled walls and a three piece suite including walk in shower. There is further storage available in the loft which is accessed via a hatch in the hallway which also has a storage cupboard.

This property is further enhanced with security alarm, double glazing, gas central heating, garage with utility area and boiler, two car driveway, landscaped front and enclosed rear gardens.

The property offers a great family home within an established and sought after location. Early viewing is strongly advised in order to avoid disappointment.

Renfrewshire Council, Tax Band E.

EPC Rating Band C.

Johnstone itself offers local shopping, sports/recreational facilities, schooling and regular public transport. The neighbouring countryside caters for a wide range of sports/leisure activities including fishing, golf and all equestrian pursuits. 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.

MONEY LAUNDERING REGULATIONS:
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

Hallway
9'10" (3m) x 15'6" (4.72m)

Cloakroom/WC
7'7" (2.31m) x 3'11" (1.19m)

Lounge with Dining Area
26'7" (8.1m) x 11'6" (3.51m)

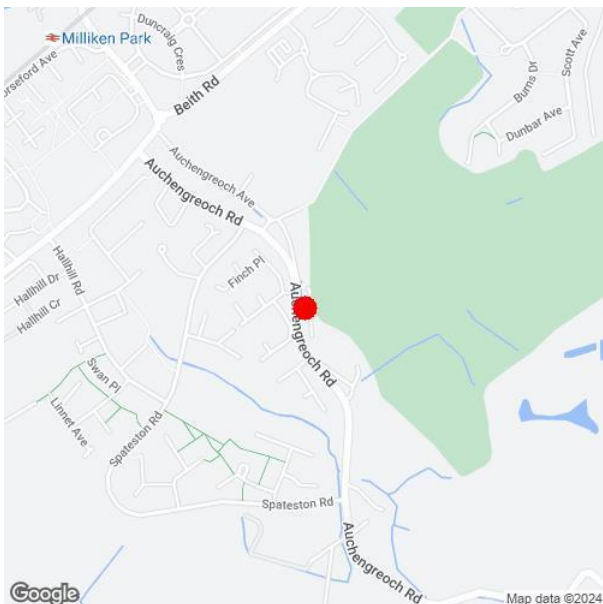
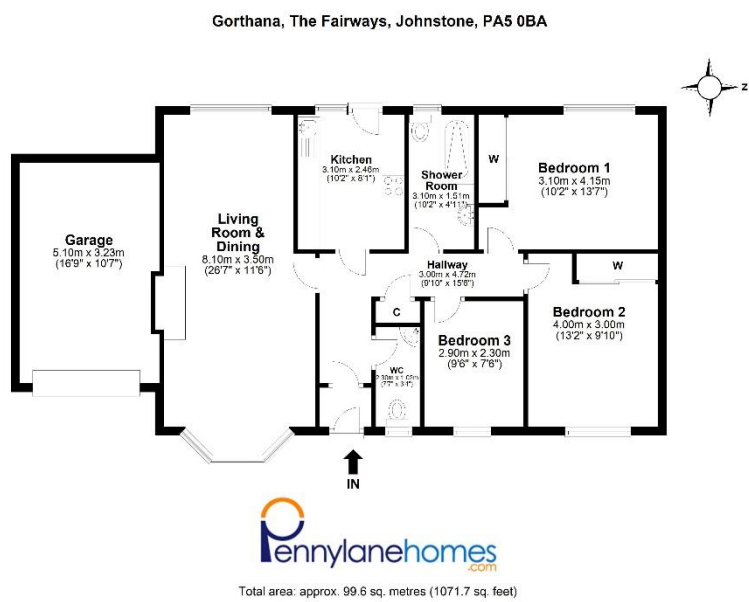
Fitted Kitchen
10'2" (3.1m) x 8'1" (2.46m)

Bedroom One
10'2" (3.1m) x 13'7" (4.14m)

Bedroom Two
13'2" (4.01m) x 9'10" (3m)

Bedroom Three
9'6" (2.9m) x 7'6" (2.29m)

Shower Room
10'2" (3.1m) x 4'11" (1.5m)



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.