



**Emmerson
Homes**

FOR SALE

57 Scott Avenue, Johnstone, PA5 0HG

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Description

This well presented mid terraced villa bordering woodland to the rear, enjoys a prime position within the very popular Cochrane Castle area of Johnstone. The property is offered to the market with no onward chain.

The property comprises reception hallway with storage cupboard and stairs to the upper level, spacious lounge with dining area, with dual aspect windows which lets natural light flood the room. The fitted kitchen has a good selection of floor and wall mounted storage units, as well as plenty of work top surface area, there is also a door leading to the rear garden.

On the first floor there are two well proportioned bedrooms, each of the bedrooms having wardrobes, the principal also having a cupboard above the stairwell that houses the boiler. Lovely views over the rear garden and to the woodlands. The shower room is rear facing and has a shower cubicle, WC and wash hand basin. There is further storage available in the loft which is accessed via the hatch on the upper landing.

Externally the gardens are well kept, to the front is a paved area with gravel enclosed by a low wall and fence, to the rear the lawn and patio are bordered by timber fencing with a wooden shed. Lane access is provided via a gate which also leads to the woodland beyond.

This would be an excellent purchase for a variety of buyers due to its popular locale. The property further benefits gas central heating and double glazing. Viewing is highly advised to fully appreciate.

Renfrewshire Council, Tax Band B.

EPC Rating

The property location offers easy access to a wide range of local shops, Supermarkets, Nursery, Primary and High schools which are situated within Johnstone. There is also a reliable bus service linking Johnstone with surrounding areas. There are shopping outlets, a super store, cinema complex and many eating out places at the local Phoenix centre a few miles away. The nearby A737 links to the M8 providing access to Glasgow International Airport and further a field to Braehead and Silverburn shopping centre's, and Glasgow city centre.

We are your local estate agents based in the heart of Johnstone. Whether you're selling or buying, you're in good hands with us. Feel free to submit a contact form and get in touch with your local property experts.

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.

Room Measurements

Reception Hall
7'10" (2.39m) x 11'0" (3.35m)

Lounge
10'8" (3.25m) x 14'8" (4.47m)

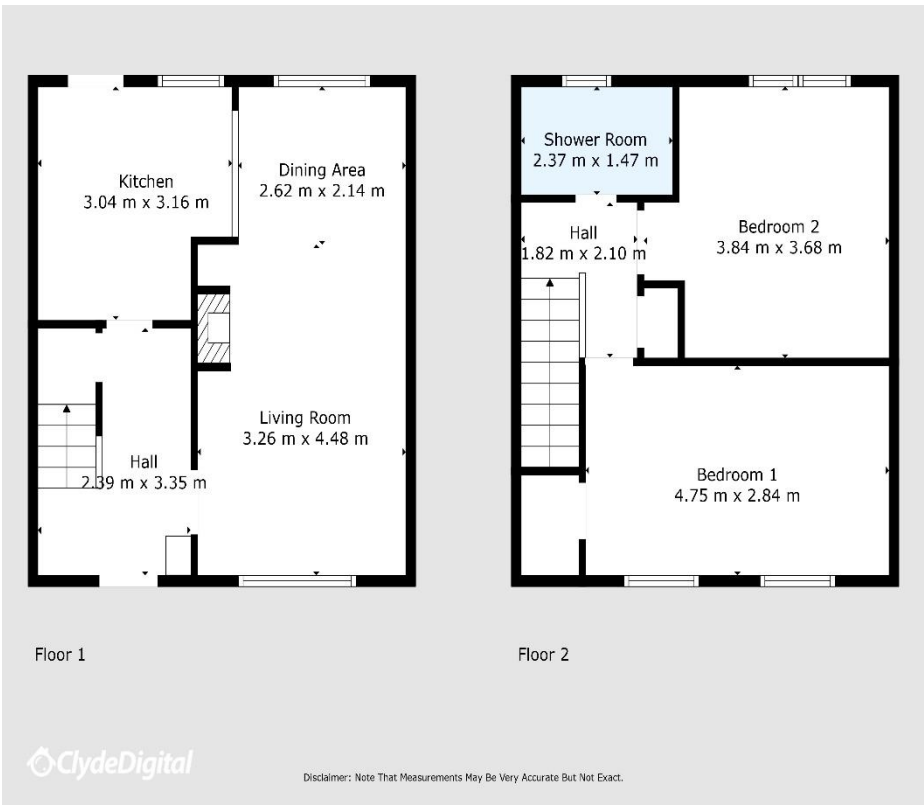
Dining Area
8'7" (2.62m) x 7'0" (2.13m)

Kitchen
10'0" (3.05m) x 10'4" (3.15m)

Bedroom One
15'7" (4.75m) x 9'4" (2.84m)

Bedroom Two
12'7" (3.84m) x 12'1" (3.68m)

Shower Room
7'9" (2.36m) x 4'10" (1.47m)



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.