



For Sale | 1 Ramsay Avenue, Cochrane Castle, Johnstone, PA5 0EU |



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

Emmerson Homes are pleased to offer to the market this end terraced villa set within a corner plot on the popular Ramsay Avenue, Cochrane Castle, a short walk from the Golf Club. The property is offered to the market with no onward chain.

The accommodation comprises an entrance hall and stairs to the upper level. Good size lounge with feature fireplace, gas fire and dining area. The fitted kitchen has electric cooker, washing machine and fridge freezer with a selection of storage units, work top area, deep storage cupboard and a side door for access to the rear garden.

On the upper level there are two double bedrooms with storage cupboards. Finally, the shower room which is fully tiled consisting of a three piece suite with shower cubicle. Further storage is accessed via a loft hatch on the landing.

The property further benefits from double glazing, driveway with gates, well maintained gardens to the front and rear of the property.

The property is well located for schools, parks and transport links, early viewing is highly recommended to appreciate both the accommodation and location on offer.

Renfrewshire Council, Tax Band B.

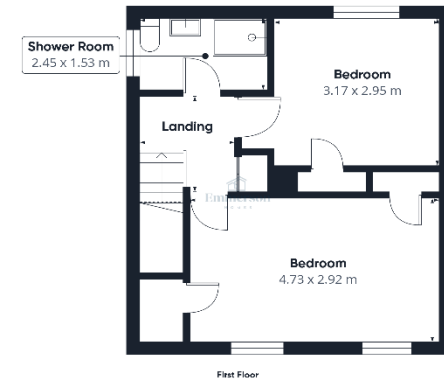
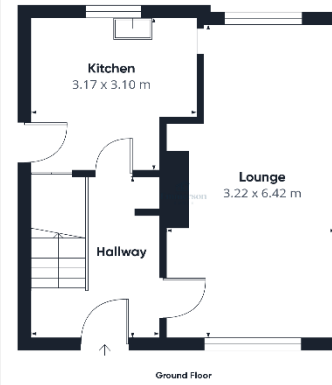
EPC Rating

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.

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.





Approximate total area¹⁾
69 m²

(1) Excluding balconies and terraces

Reduced heated room:
— Below 1.5 m

Calculations reference to the EN15195
JCI standard. Measurements are
external and not to scale. This
floor plan is provided for illustration
only.

GRAPHC360



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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.

