

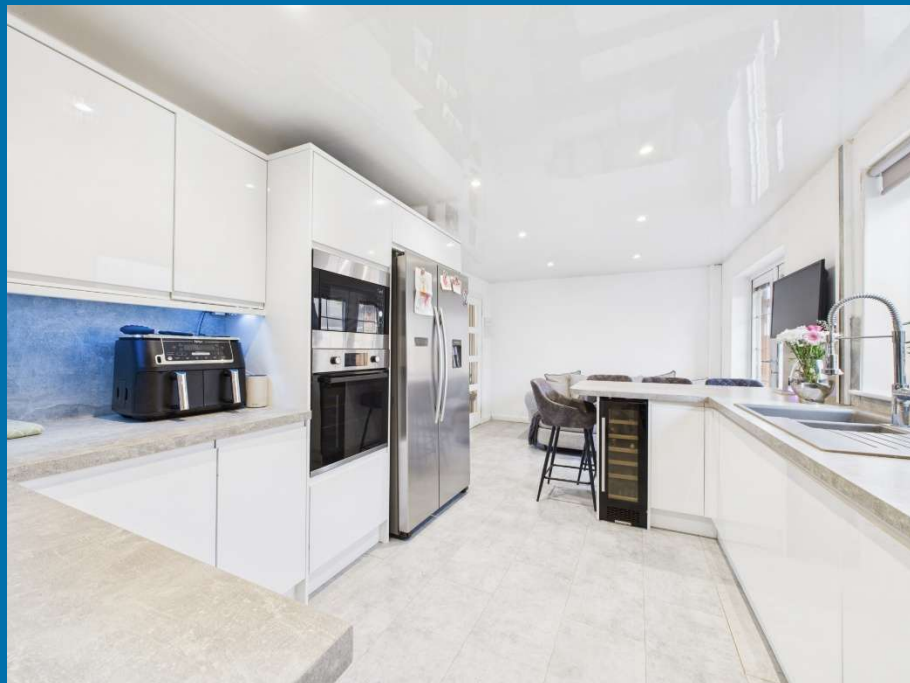


For Sale | 59 Scott Avenue, Cochrane Castle, Johnstone, PA5 0HG



Viewing by appointment only

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



3 Bedrooms | 1 Public Room | 1 Bathroom

Emmerson Homes are proud to offer this generous end terraced villa in the sought after area of Scott Avenue, Cochrane Castle, a short walk from the Golf Club. This is a substantial family home set over two levels and will appeal to young and growing families alike.

The accommodation comprises a spacious hallway with a storage cupboard and stairs to the upper level. This modern lounge with neutral decor has open views to the front allowing natural light to flood the room, double doors lead in to the dining kitchen that has ample space for a sofa or dining table. Out through the French doors the rear garden beckons. This contemporary fitted kitchen has a great selection of floor and wall mounted storage units, integrated microwave, oven, hob and hood, and an abundance of work top area, including a breakfast bar and a deep storage cupboard.

The upper accommodation comprises of three bedrooms with one room being sub divided into two rooms, creating a fourth room currently being used as a bedroom and family bathroom. The bathroom consists of a three piece bathroom suite with wet walls, glass shower screen and overhead shower, WC and WHB within a vanity unit. There is further storage available in the loft which is accessed via the hatch on the upper landing.

This would be an excellent purchase for a variety of buyers due to its popular locale. The property further benefits from gas central heating, double glazing, double driveway and gardens to the front, side 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 Band D.

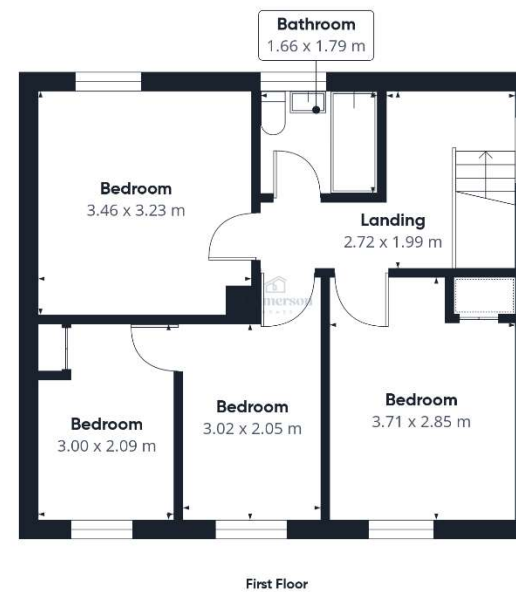
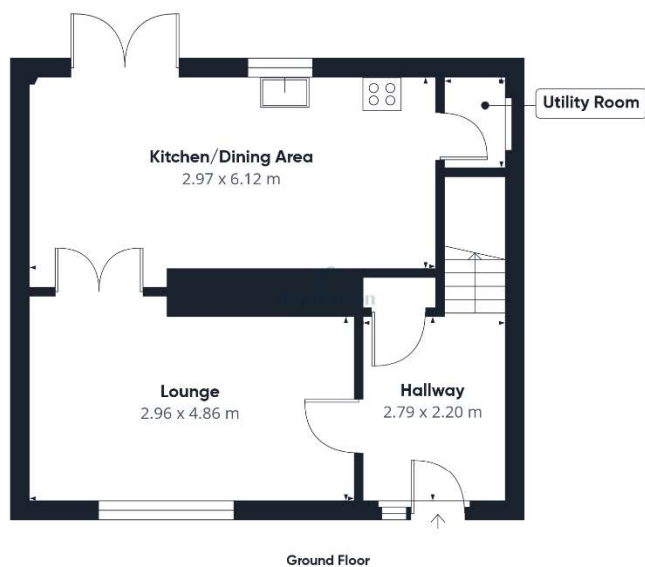
Living in Johnstone offers a charming and vibrant community experience. Located in the heart of Renfrewshire, this historic town combines the best of both worlds, a residential area and the convenience of nearby amenities. The town offers a range of local shops, restaurants, and leisure facilities, ensuring 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 Renfrewshire. 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 area⁽¹⁾
87.4 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.

