



For Sale | Flat 0/1, 14 Ladeside Drive, Johnstone, PA5 8RG |

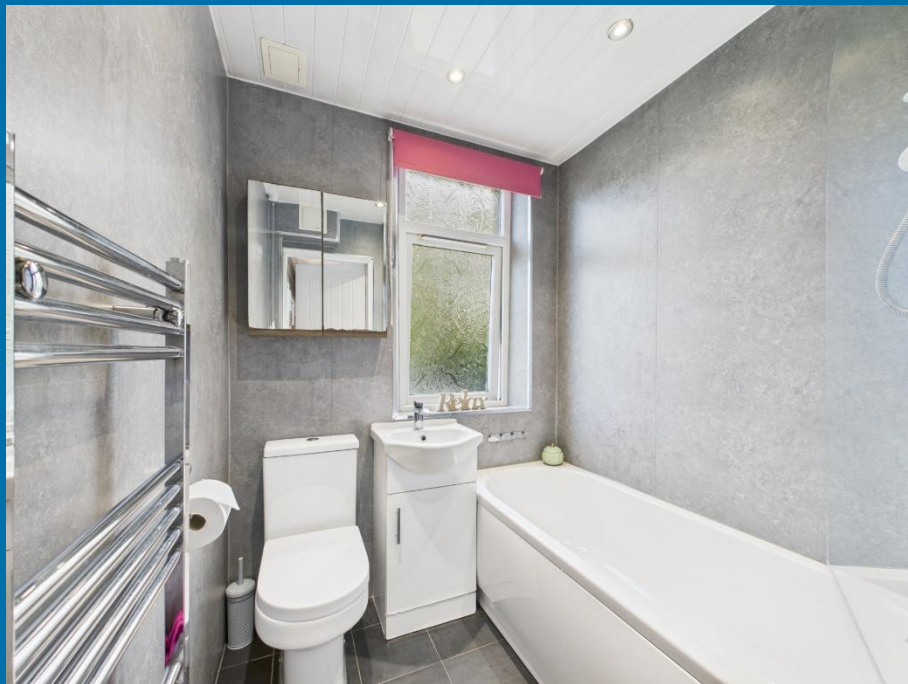




**Viewing by appointment only**

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







## 2 Bedrooms | 1 Public Room | 1 Bathroom

Emmerson Homes are delighted to offer this immaculate lower cottage flat with private driveway and enclosed rear garden grounds, set within a quiet residential cul-de-sac location.

The accommodation is arranged over one level and comprises a spacious front facing lounge with ample space for dining, two generously sized double bedrooms, a modern fitted kitchen with a further storage cupboard, and a stylish bathroom with a three piece suite and shower over bath. The central hallway includes a deep walk in cupboard, providing additional storage.

The property is accompanied by a well maintained front garden and driveway, generous designated area of the rear garden grounds which is enclosed with mature hedge and laid as lawn, there is a shed and an area of decking for outside dining on those sunny days and also a shared drying area.

This would be an excellent purchase for a variety of buyers due to its popular locale. Early viewing of this home is highly recommended to fully appreciate it.

Renfrewshire Council, Tax Band A.

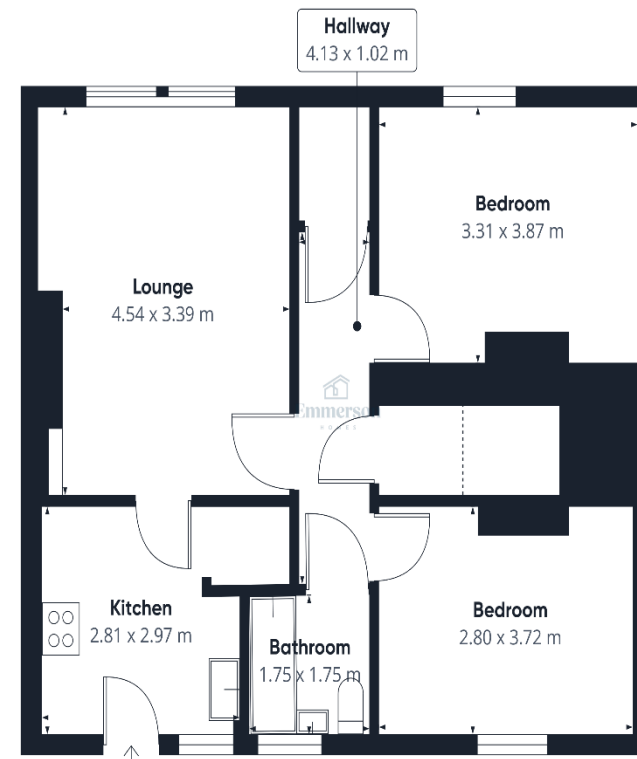
EPC Rating Band D.

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 Retail Park 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.





Approximate total area<sup>(1)</sup>  
60.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
—— Below 1.5 m

Calculations reference the RICS IPMS 2K 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.

