

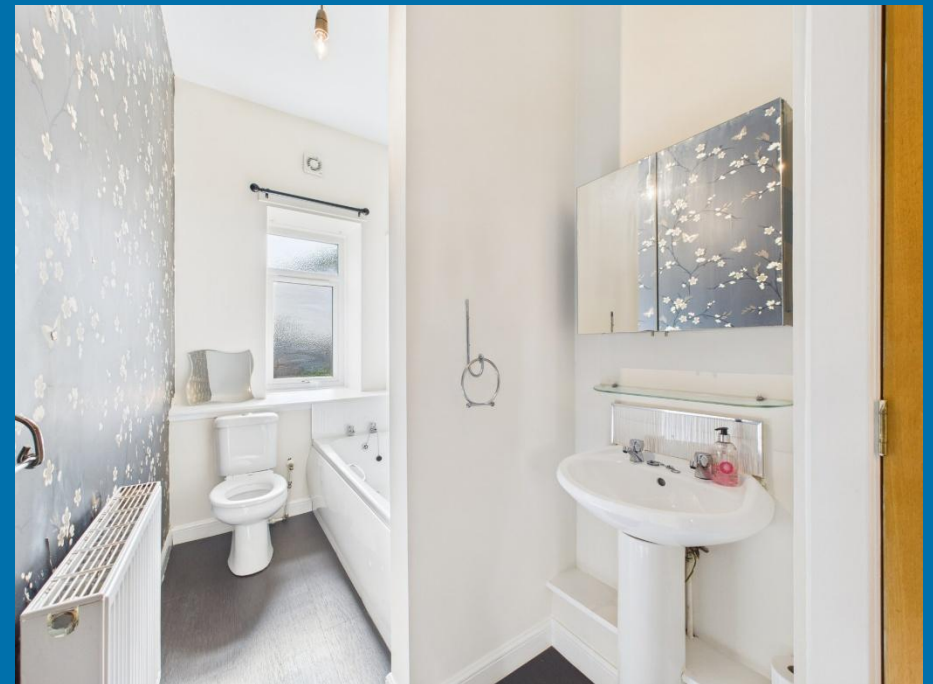


For Sale | Flat 0/1, 2 Thornhill, Johnstone, PA5 8JG |



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 delighted to offer this well presented ground floor flat, placed within walking distance of Johnstone town centre offering a variety of amenities including shops and transport facilities. Johnstone train station is only a short walk away.

Internally, the property is offered in walk in condition throughout, comprising entrance hallway, generous lounge flooded with natural light from the large front facing bay window. The open plan kitchen hosts base and wall mounted units, there are appliances, comprising fridge, small freezer, washing machine, electric oven and gas hob, worktop surfaces and tiled splash back. There are two double bedrooms, one to the front and the other to the rear offering views over the garden grounds. The bathroom completes the accommodation with W.C, wash hand basin and electric shower over the bath, complemented with partial wet walls.

Furthermore, the property is enhanced with gas central heating, double glazing and a security door entry system into the communal close. To the rear there is a communal gardens with drying green.

An excellent property for a variety of buyers or investors, potential rent in the region of £650 pcm.

Renfrewshire Council, Tax Band B.

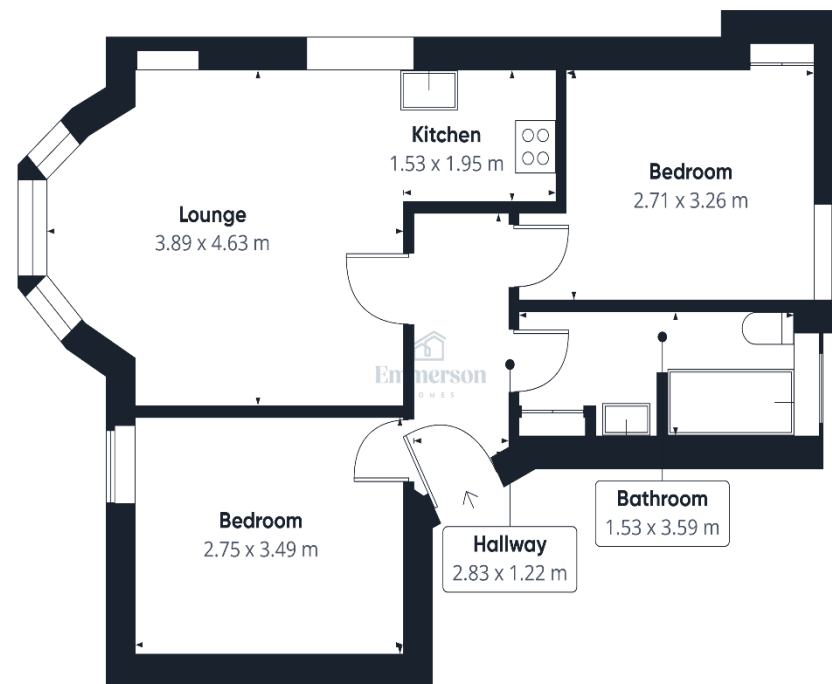
EPC Rating Band D.

Johnstone itself offers local shopping, sports/recreational facilities and schooling. The neighbouring countryside caters for a wide range of sports/leisure activities including fishing, golf and all equestrian pursuits. The property is a very short walk from Johnstone Railway Station, providing excellent transport links to Paisley (5 minutes); Glasgow (15-20 minutes) and throughout Ayrshire including Prestwick International Airport. 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.

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⁽¹⁾
48.9 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.

