

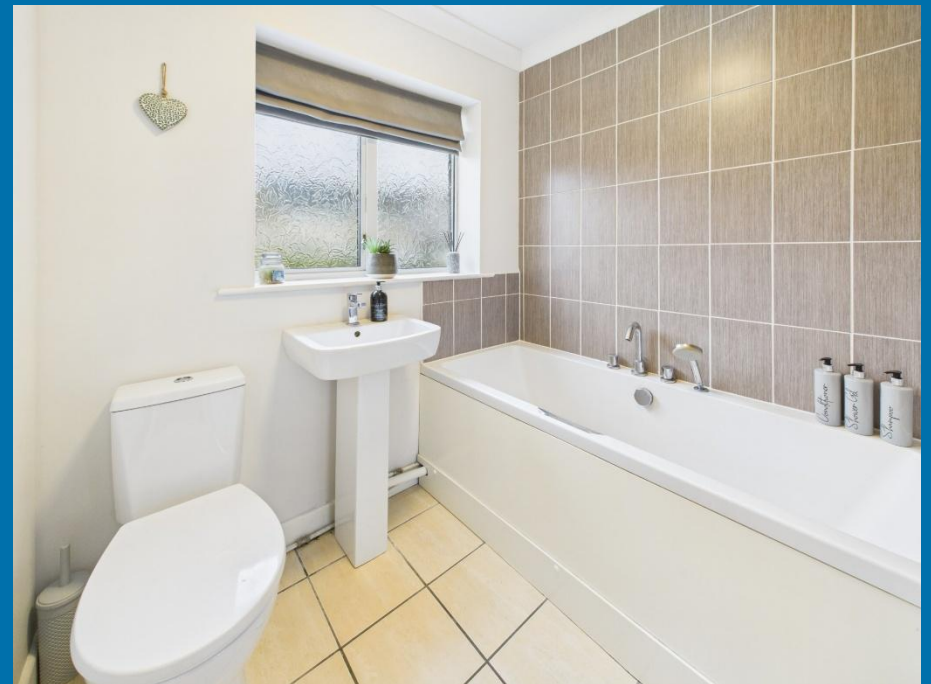


For Sale | 15 Birch Crescent, Johnstone, PA5 0DD



**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 pleased to offer to the market this mid terraced villa within the popular Birch Crescent, Johnstone Castle. The property is offered to the market with no onward chain. The property has been immaculately presented by the current owner and provides great family accommodation and excellent outdoor space.

An entrance hallway leads to the generous lounge which has dual aspect windows to both the front and rear, with space for dining. The modern kitchen has a selection of fitted storage units, complimentary work tops, washing machine, fridge/freezer, integrated oven, hob and hood, and a rear door leading to the garden.

On the upper level there are two double bedrooms and a bathroom with shower attachment. The principal bedroom has a storage cupboard.

There is a well maintained front garden with mature hedge, fence and ample driveway parking. The garden to the rear has a lovely sunny aspect with lawn and patio area immediately adjacent to the house.

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

Renfrewshire Council, Tax Band B.

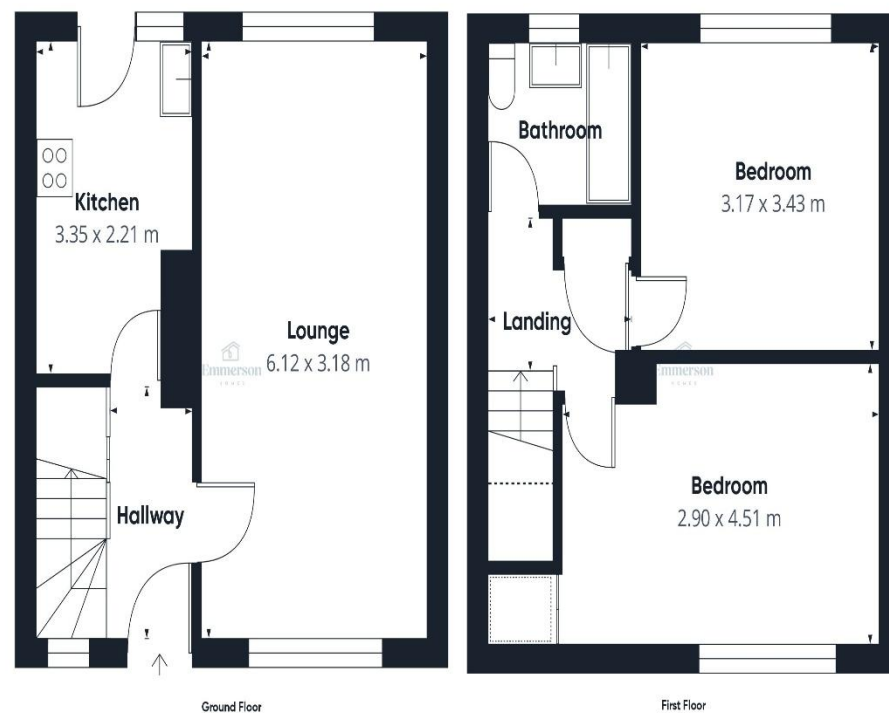
EPC Rating C.

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.







[www.emmersonhomes.com](http://www.emmersonhomes.com) | 01505 331114 | [info@emmersonhomes.com](mailto:info@emmersonhomes.com)

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.

