

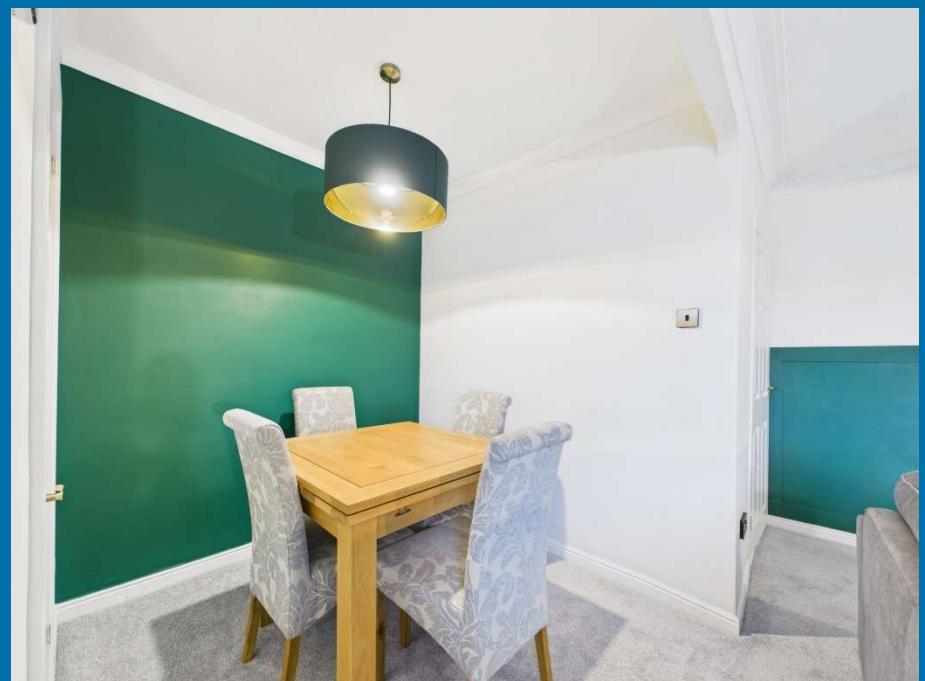


For Sale | 36d North Road, Johnstone, PA5 8NF



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 this first floor flat with generous private rear garden, situated in this rare to the market location, the flat is beautifully presented, upgraded and well maintained with views to the Church Steeple in the town centre and Old Kilpatrick Hills beyond.

The property has a well presented communal hallway with stairwell leading to the first floor. The reception hallway has a deep storage cupboard. This gives access to the generous lounge which has a recessed dining area with further storage cupboard which hosts the boiler. The modern new kitchen has an integrated oven, hob and extractor hood and the views beyond. There are two good sized double bedrooms and a new contemporary shower room.

Externally to the rear, there is a private landscaped garden with patio, gravel area and timber shed, this is all bordered by timber fencing. The flat has double glazing and gas central heating.

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.

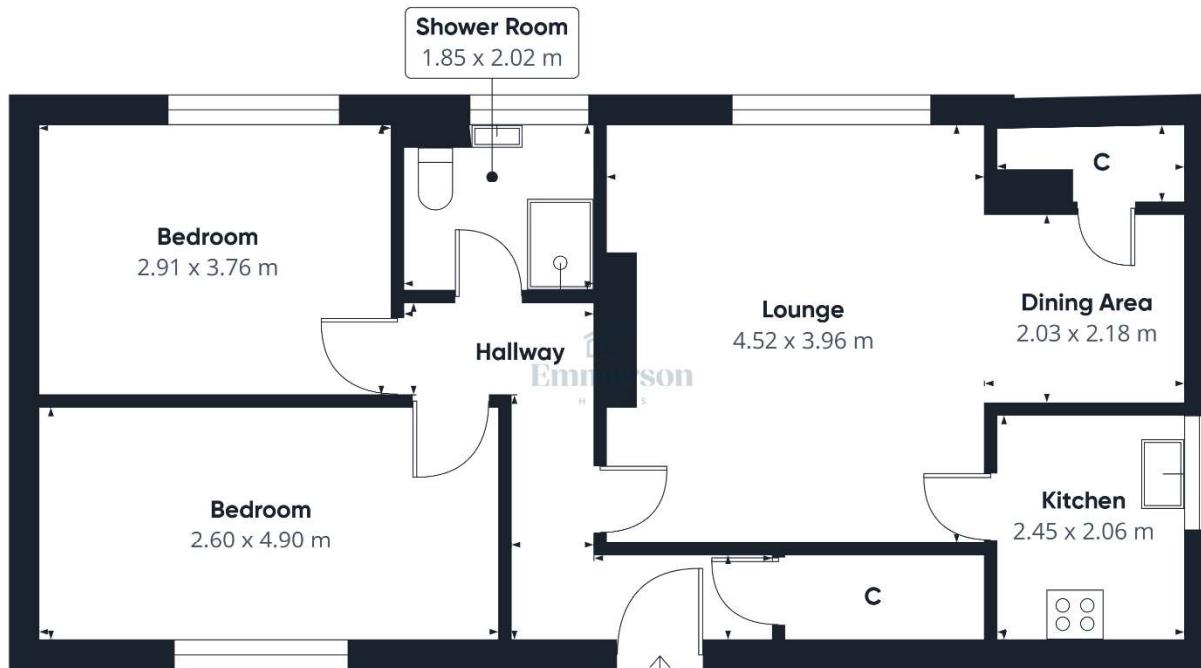
Renfrewshire Council, Tax Band B.

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 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.





Approximate total area⁽¹⁾
63.6 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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www.emmersonhomes.com | 01505 331114 | 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.

