

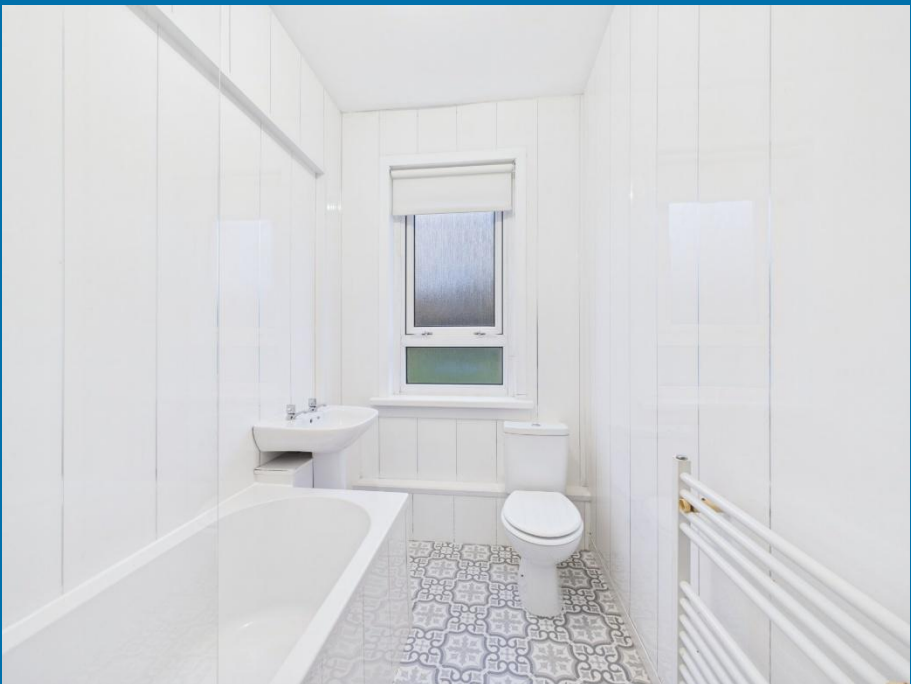
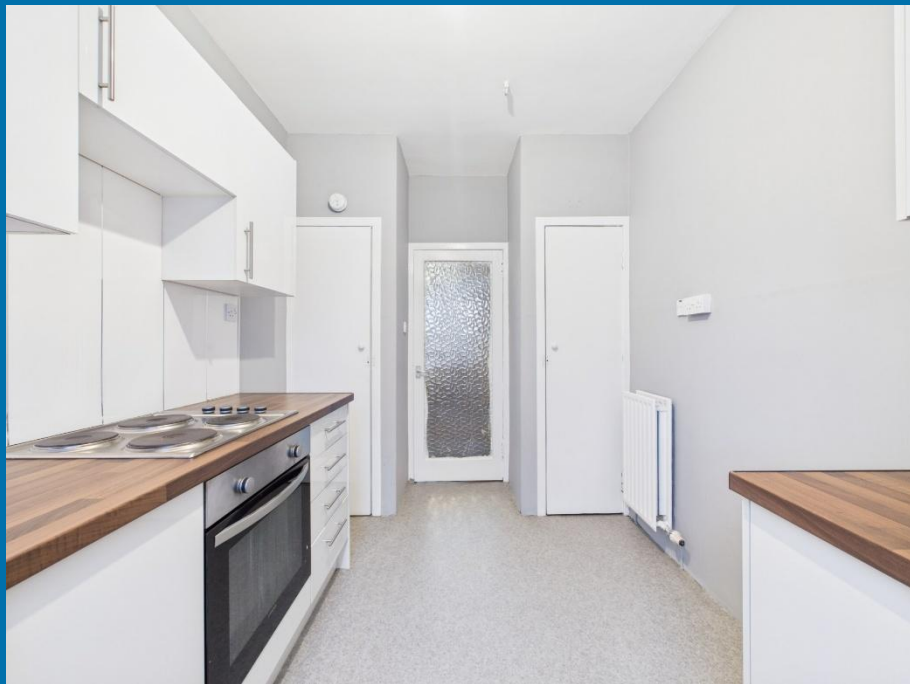


For Sale | 38c Graham Street, Johnstone, PA5 8QY



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 first floor flat, placed within walking distance of Johnstone town centre offering a variety of amenities including shops and transport facilities. The flat is offered to the market with no onward chain and will appeal to a wide variety of potential buyers.

Internally, the property is offered in good condition throughout, comprising entrance hallway, lounge flooded with natural light from the large front facing windows. The fitted kitchen has a integrated oven and hob and a good selection of floor and wall mounted storage unit's. There are two spacious double bedrooms, one is looking out to the front and one to the rear. Finally, the bathroom that consists of a three piece bathroom suite with glass shower screen and electric shower.

The property further benefits from gas central heating, double glazing, designated area of the rear garden and shared drying area. This would be an excellent purchase for a family due to its popular locale and near to local schooling. Viewing is highly advised to fully appreciate.

Renfrewshire Council, Tax Band A.

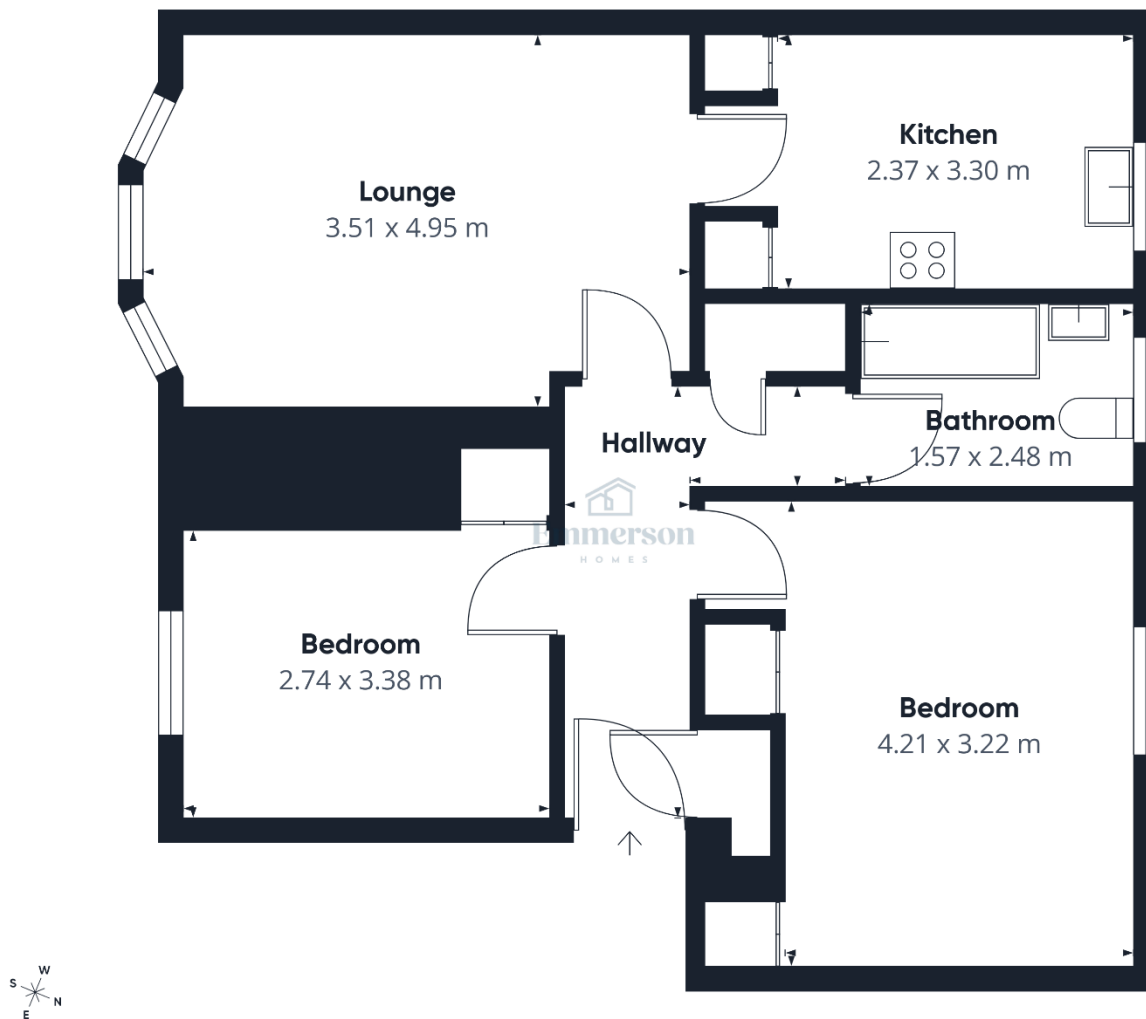
EPC Rating C.

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.

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⁾
61.9 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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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.

