



For Sale | 9 Polson Drive, Johnstone, PA5 8RU



Viewing by appointment only

Phone: 01505 331114 | Email: info@emersonhomes.com | Address: 36 High Street, Johnstone, PA5 8AH



2 Bedrooms | 1 Public Room | 2 Bathroom

Emmerson Homes are proudly presenting this charming well proportioned semi detached home, offering the perfect balance of comfort, outdoor space, and family friendly living. With a substantial garden and private driveway, this property is brimming with potential for first time buyers, growing families, or those simply seeking a quieter lifestyle with all local amenities close by.

The property comprises of a reception hallway with deep storage cupboard and stairs to the upper level, spacious lounge, fitted kitchen with a good selection of floor and wall mounted storage units, as well as plenty of work top surface area, there is also a door leading to the sun room. On the upper level there are three bedrooms, bedroom one is front facing. Bedroom two is rear facing and third bedroom is side facing and currently being used a shower room. The downstairs family bathroom has a coordinating suite. There is further storage available in the loft which is accessed via a hatch in the upper hallway.

Outside, the real star is the garden expansive, private, and drenched in sunlight, offering plenty of room for children to run around, keen gardeners to get stuck in, or for alfresco dining through the warmer months. The private driveway ensures convenient off street parking, and being a semi detached, the property enjoys an added sense of privacy and space.

This property further benefits from double glazing, gas central heating, and is well located for all local schooling, transport, shopping and leisure amenities. Viewing is highly advised to fully appreciate.

Renfrewshire Council, Tax Band C.

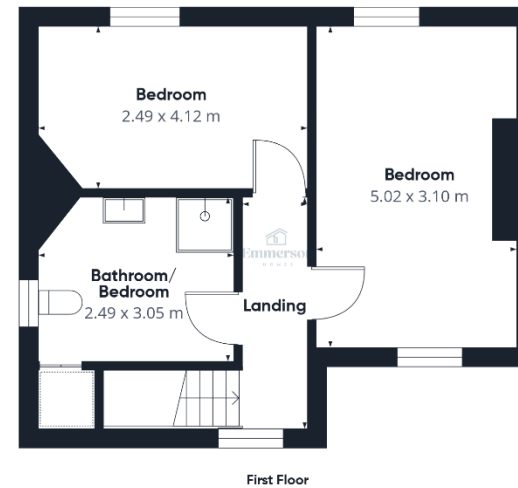
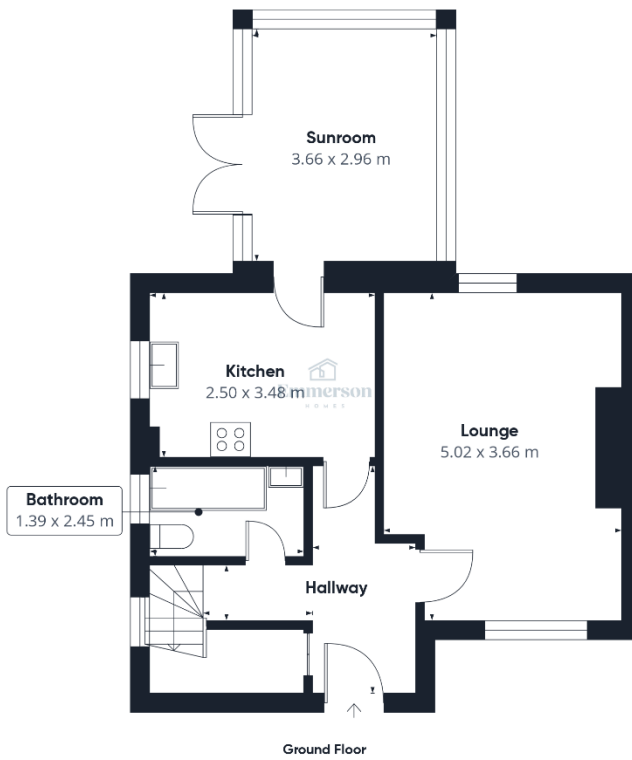
EPC Rating

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⁾
87.6 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.

GIRAFFE 360





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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.

