

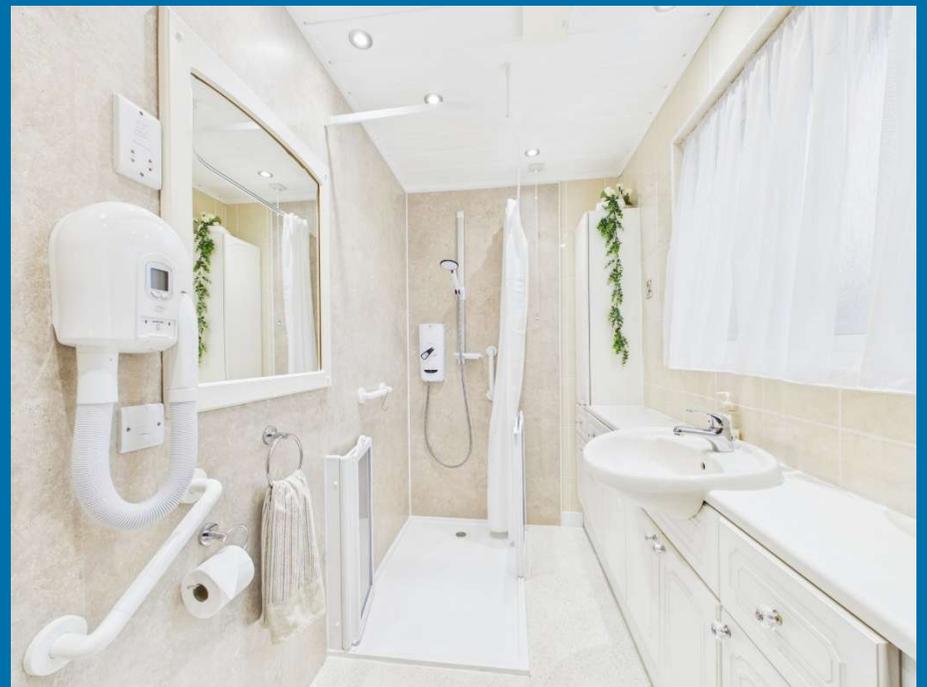


For Sale | Fernleigh, 2 High Kirk View, Johnstone, PA5 8NL



Viewing by appointment only

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



3 Bedrooms | 3 Public Rooms | 2 Bathrooms

Emmerson Homes are privileged to offer Fernleigh this substantial Detached Bungalow within a development of four similar properties located on this private road.

Extensive private and mature garden grounds, this home will be of particular interest to those clients looking for a family home.

The accommodation extends to bright welcoming reception hallway, spacious lounge, dining room, modern fitted kitchen, utility room, three good sized double bedrooms with the principle bedroom having an en suite shower room and luxury modern bathroom. The property further benefits from a conservatory, solar panels, gas central heating, double glazing and a loft for further storage.

As stated, its sits within good sized and mature, private gardens while driveway to front has off street parking for numerous vehicles and a substantial garage.

While quietly located, it is still well placed for all the local amenities and facilities. Early viewing of this property is highly recommended to appreciate not only the accommodation but the location on offer.

Renfrewshire Council, Tax Band E.

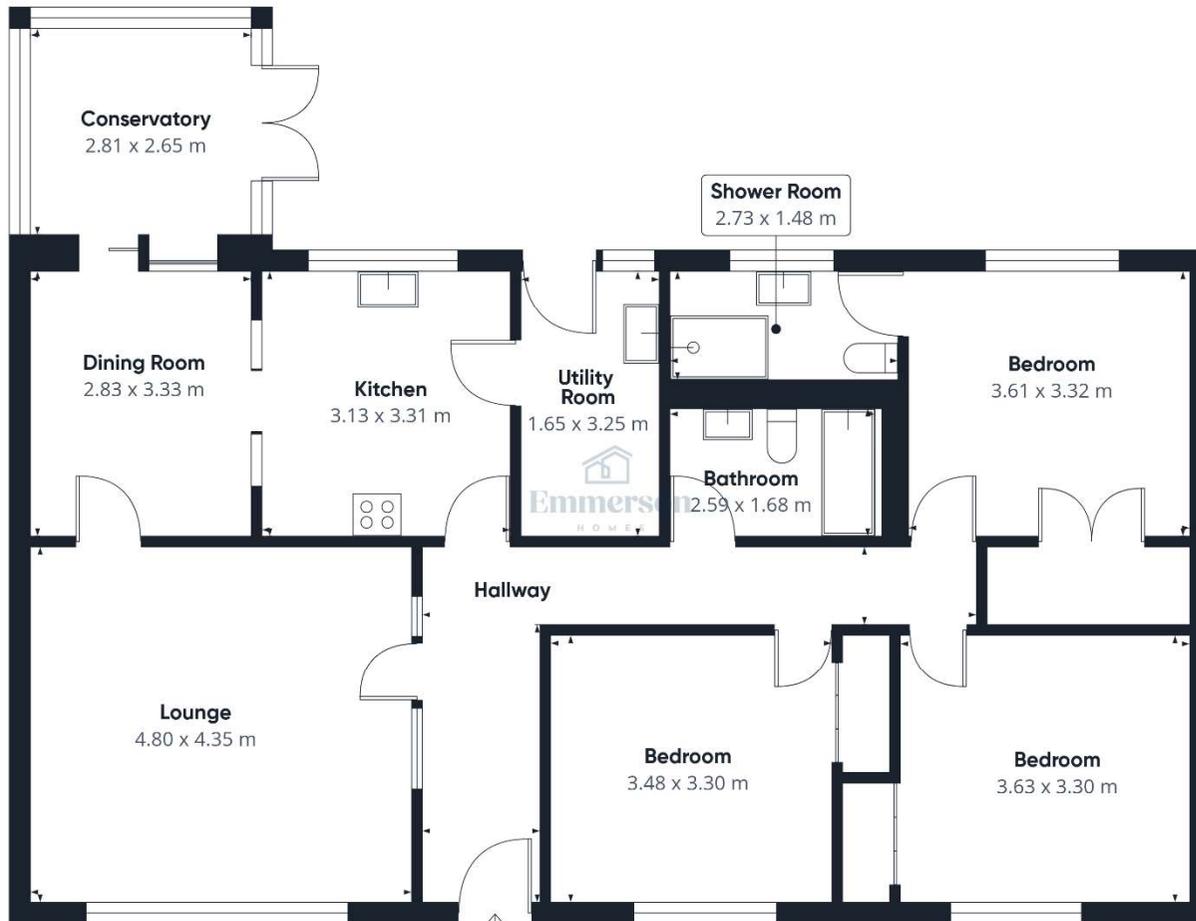
EPC Rating

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⁾
115.4 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.

