



For Sale | 126 Russell Street, Johnstone, PA5 8EZ





**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 this modern build second floor flat in the Russell Street development, within the heart of Johnstone, Located just a 5 minute walk from a host of amenities, food outlets, and public transport links, with regular train services taking you to Glasgow in just 15 minutes.

There is a secure entry to a well kept communal close, thereafter the flat has a welcoming reception hallway with useful deep storage cupboards, there is a bright lounge with recess for a dining area, a good size dining kitchen with a range of floor and wall mounted units incorporating a hob, oven and hood and stainless steel sink unit. There are two good sized bedrooms both with fitted wardrobes plus a family bathroom completes the internal layout.

There is double glazing, electric heating and well kept common areas plus ample resident and visitors parking bays.

Building is factored which includes building insurance, regular cleaning and garden maintenance.

Renfrewshire Council, Tax Band C.

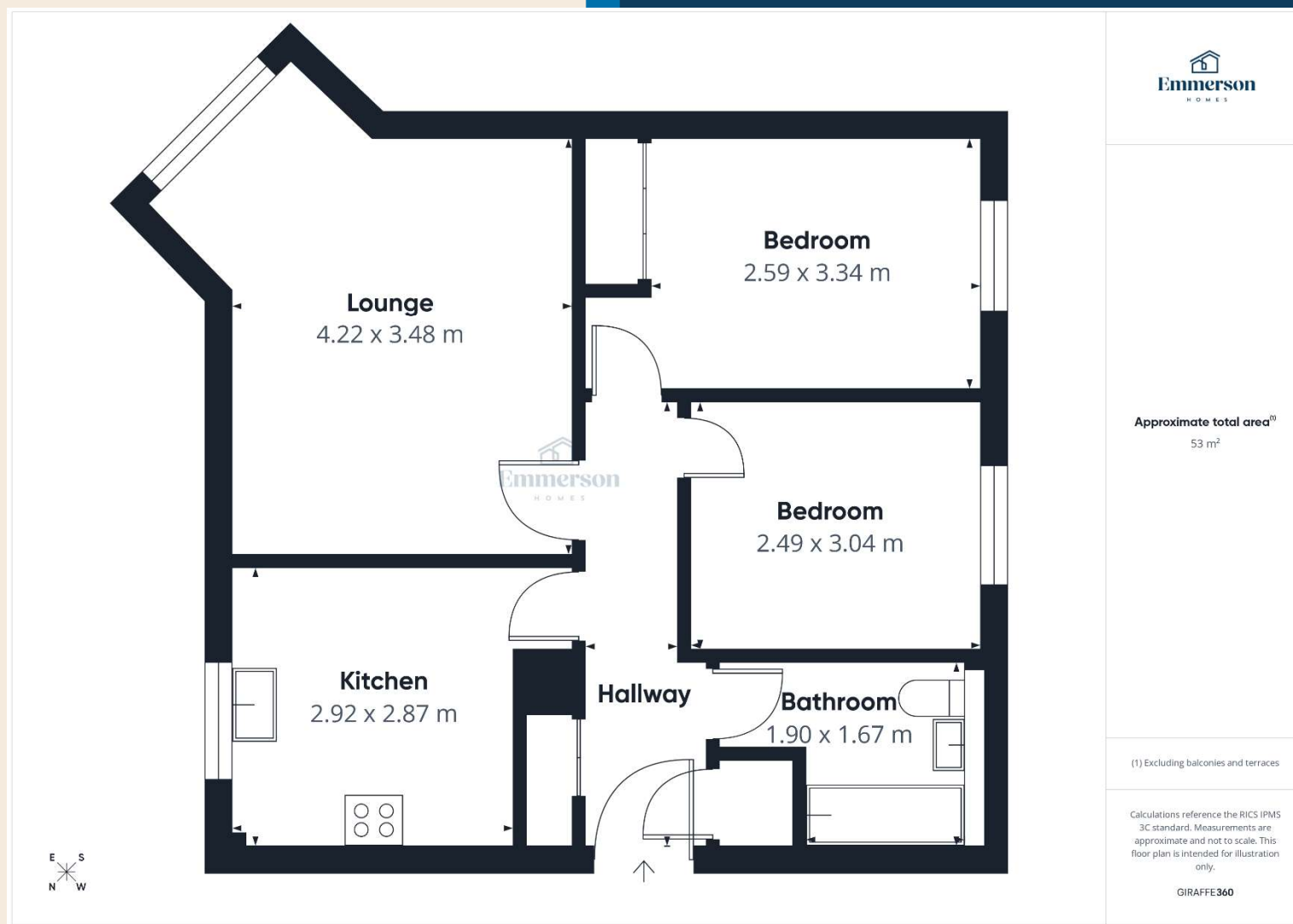
EPC Rating Band D.

Johnstone itself offers local shopping, sports/recreational facilities and schooling. The neighbouring countryside caters for a wide range of sports/leisure activities including fishing, golf and all equestrian pursuits. The property is a short walk from Johnstone Train Station, providing excellent transport links to Paisley (5 minutes); Glasgow (15-20 minutes) and throughout Ayrshire including Prestwick International Airport. The M8 motorway network provides access to most major towns and cities throughout the central belt of Scotland, whilst Glasgow International Airport provides access to destinations further afield.

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.

