



For Sale | 3b Spateston Road, Johnstone, PA5 0SU



**Viewing by appointment only**

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### 3 Bedrooms | 1 Public Room | 2 Bathroom

Emmerson Homes are delighted to offer this well presented mid terrace family home, nestled within this sought after neighbourhood with fantastic views towards the hills. Appealing to young and growing families, with flexible accomodation and car park at the rear.

The accommodation on offer, a reception hallway with a storage cupboard for the electrics and also large under stairs cupboard, also downstairs WC. The spacious lounge has open views to the front allowing natural light to flood the room leading onto the dining area with French doors leading to the rear garden. The fitted kitchen offers a good selection of floor and wall mounted storage units, with work top area as well as a integrated oven, hob and hood with integrated appliances.

The upper accommodation comprises three double bedrooms and family bathroom. All bedrooms are bright and spacious double rooms. On the upper landing there is three storage cupboards and further storage is accessed via a hatch to the loft. Finally, the three piece family bathroom which consists a coordinating white suite with bath with shower, WC and WHB.

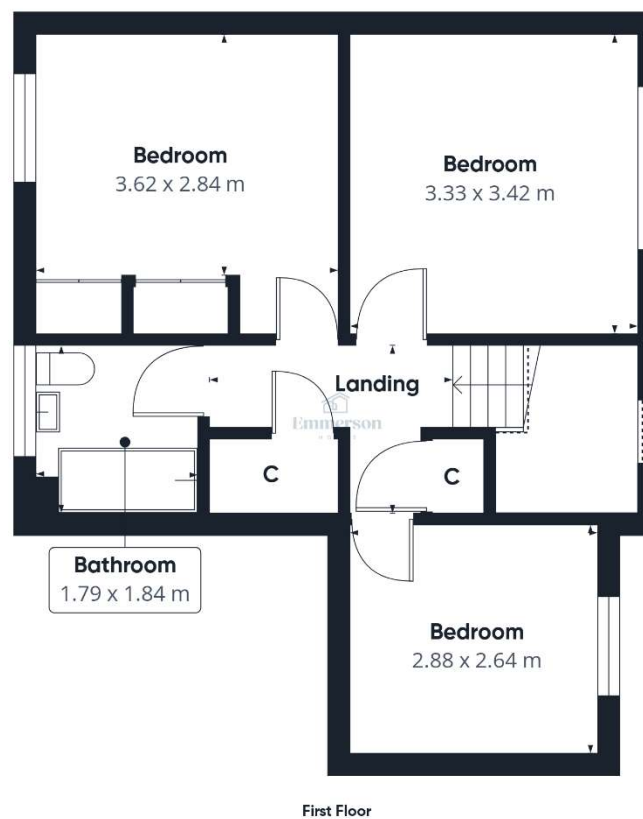
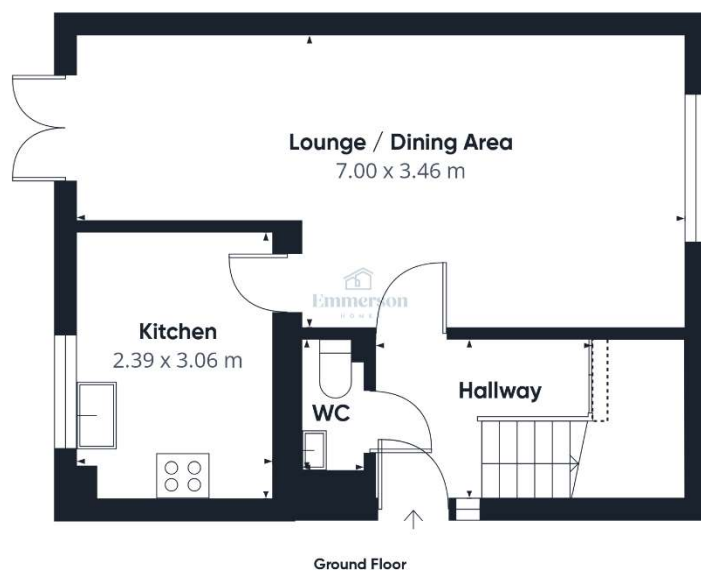
The property further benefits from double glazing and gas central heating. There is a well maintained garden grounds which are enclosed for added privacy and safety. There is ample parking to the rear of the property.

This would be an excellent purchase for a family due to its popular locale. Viewing is highly advised to fully appreciate this home which is located near to local schooling and transport links.

Renfrewshire Council, Tax Band C. 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.





**Approximate total area<sup>(1)</sup>**  
76.4 m<sup>2</sup>

**Reduced headroom**  
0.2 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**  
Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**





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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.

