



For Sale | 13 Tay Place, Johnstone, PA5 0PA



**Viewing by appointment only**

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





## 3 Bedrooms | 1 Public Room | 1 Bathroom

Emmerson Homes are delighted to present to the market this desirable Mid Terrace Villa, positioned in a cul-de-sac within an established residential area offering spacious family size accommodation throughout. The property is ideally located for easy access to all local amenities including leisure facilities, shops and train/ transport routes.

The accommodation comprises an entrance hallway which has a deep storage cupboard. Spacious lounge with space for dining with dual windows allowing natural light to flood the room. Modern fitted kitchen with breakfast bar area. The kitchen offers a good selection of floor and wall mounted storage units, appliances included and a rear door leading to the garden.

On the upper level there are three good sized bedrooms. Finally, the three piece family bathroom which consists a bath with overhead shower, WC and WHB. There is further storage available with cupboards in the upper hallway and more storage in the loft via a hatch.

The property further benefits from being freshly decorated, double glazing, gas central heating and parking to the front of the property. There are low maintenance gardens to the front and rear of the property.

The property is offered to the market with no onward chain. This would be an excellent purchase for a variety of buyers due to its popular locale.

Renfrewshire Council, Tax Band B.

EPC Rating D.

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<sup>(1)</sup>  
71.7 m<sup>2</sup>

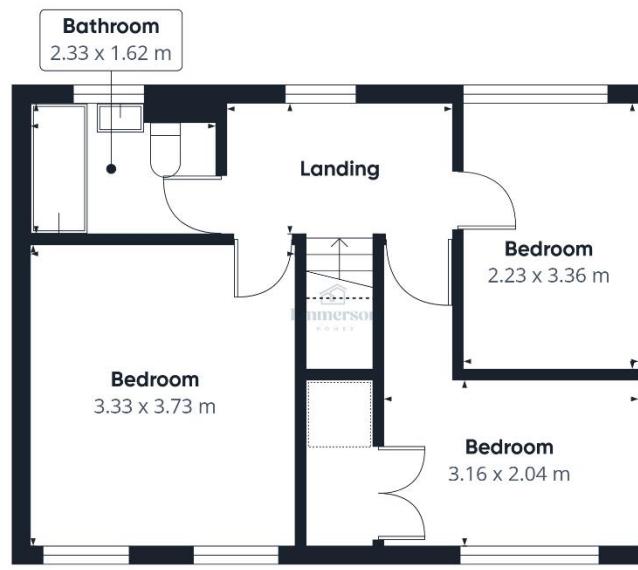
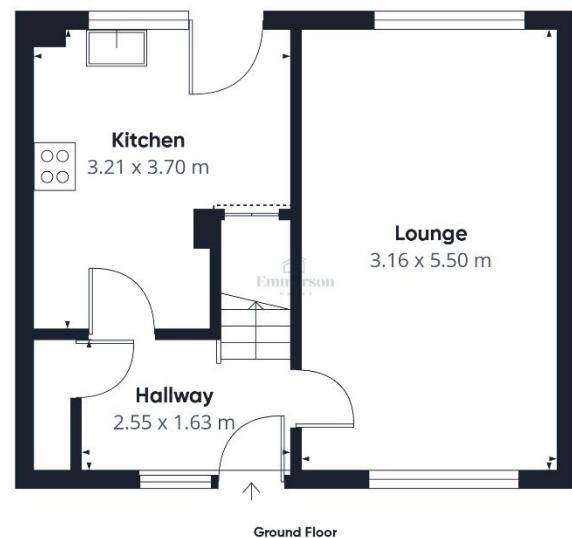
Reduced headroom  
0.1 m<sup>2</sup>

(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





# Emmerson Homes

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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.

