



For Sale | 35 Thomson Street, Johnstone, PA5 8RZ



**Viewing by appointment only**

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## 2 Bedrooms | 1 Public Room | 2 Bathroom

Emmerson Homes are proudly presenting this desirable semi detached villa with private gardens, garage and driveway, located in an established residential pocket of Thomson Street, Johnstone, offering flexible accommodation for first time buyers or growing families.

Internally, the property is well presented, comprising entrance porch, downstairs W.C. Generous size lounge with large front facing window flooding the room with natural light and understairs storage cupboard. Excellent sized dining kitchen fitted with ample base and wall mounted units with coordinating worktop surfaces incorporating electric oven, gas hob and hood, fridge/freezer, washing machine and slim fit dishwasher There is a dining area and French doors opening onto the rear garden.

On the upper level there are two double bedrooms with fitted wardrobes and shower room. The shower room is fitted with w.c, wash hand basin and shower cubicle, complemented with fully tiled walls. There is a storage cupboard in the upper hallway and access to the loft is via a loft hatch.

Furthermore, the property is enhanced with gas central heating and double glazing. There is a garage with electrics, mono block driveway to the front providing off street parking. To the rear, the enclosed garden has a patio area, shrubs and lawn.

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, making it a great choice for families and commuters alike.

Renfrewshire Council, Tax Band D.

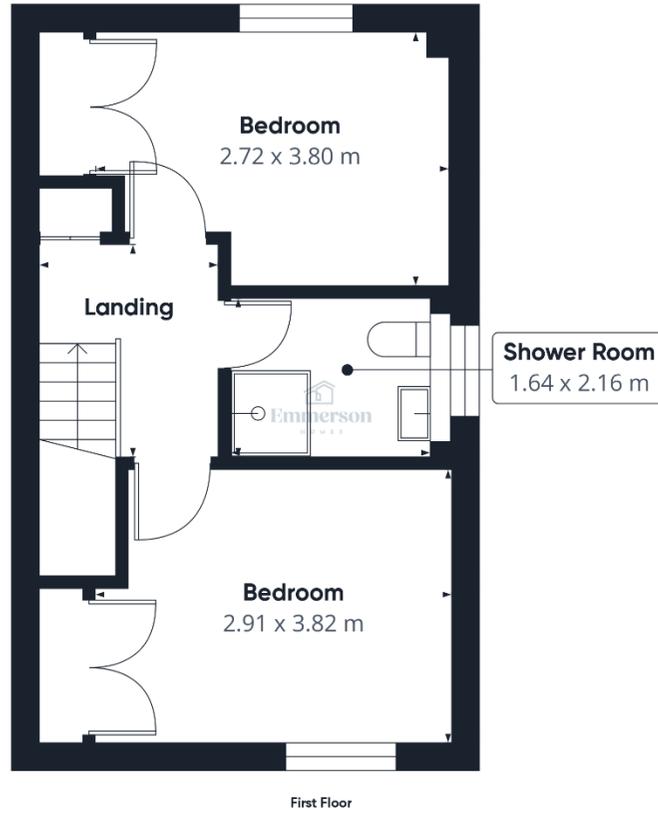
EPC Rating C.

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.

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>  
63.7 m<sup>2</sup>

(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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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.

