

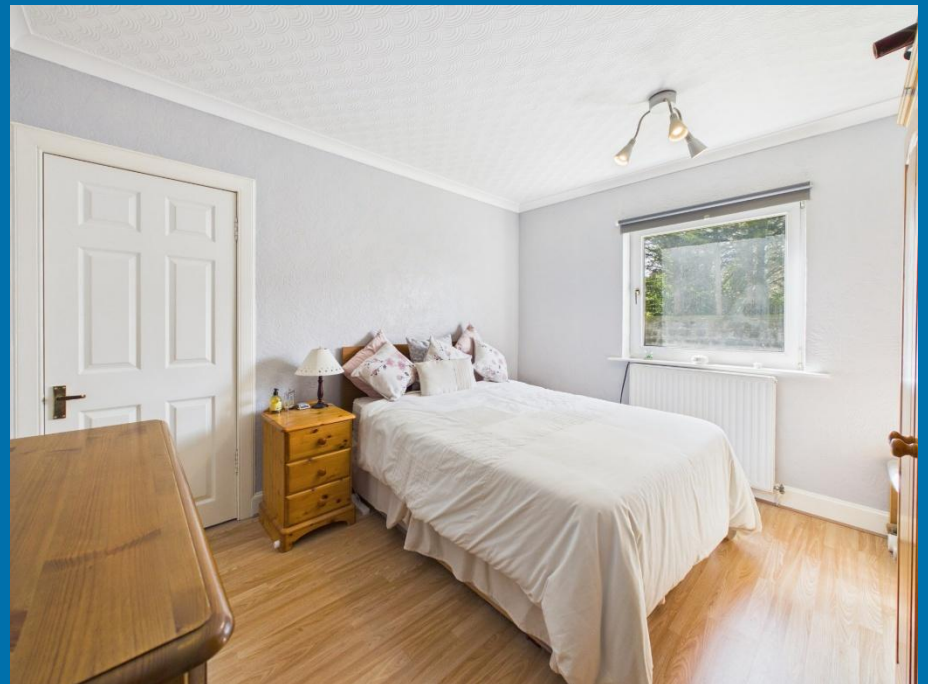


For Sale | 7c Ferguson Street, Johnstone, PA5 8SY



**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 happy to introduce this modern first floor apartment occupying a delightful position in a quiet cul de sac, close to the centre of the town of Johnstone. The home has been delightfully redecorated throughout and is in walk in condition.

From the ground floor of this traditional close, enter into a welcoming reception hallway which gives access to all rooms and hosts a deep cupboard. Come through to the generous lounge which also has a dining space with a window which lets in the best of the light throughout the day and overlooks the front of the property. In addition there is a living flame fireplace. Off the hallway is the lovely fitted kitchen which is fully equipped with units and stylish work tops with matching splash backs. The three double bedrooms are generously proportioned with primary hosting fitted wardrobes. Last off the hallway is the contemporary shower room, with shower enclosure, wc and sink with vanity unit.

The property further benefits from gas central heating, double glazing and shared rear garden grounds. This would be of interest to a variety of buyers. Viewing is highly advised to fully appreciate this wonderful home.

**LOCATION** Ferguson Street is quiet road with no through traffic.

Renfrewshire Council, Tax Band A.

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<sup>(1)</sup>  
75.9 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.

