

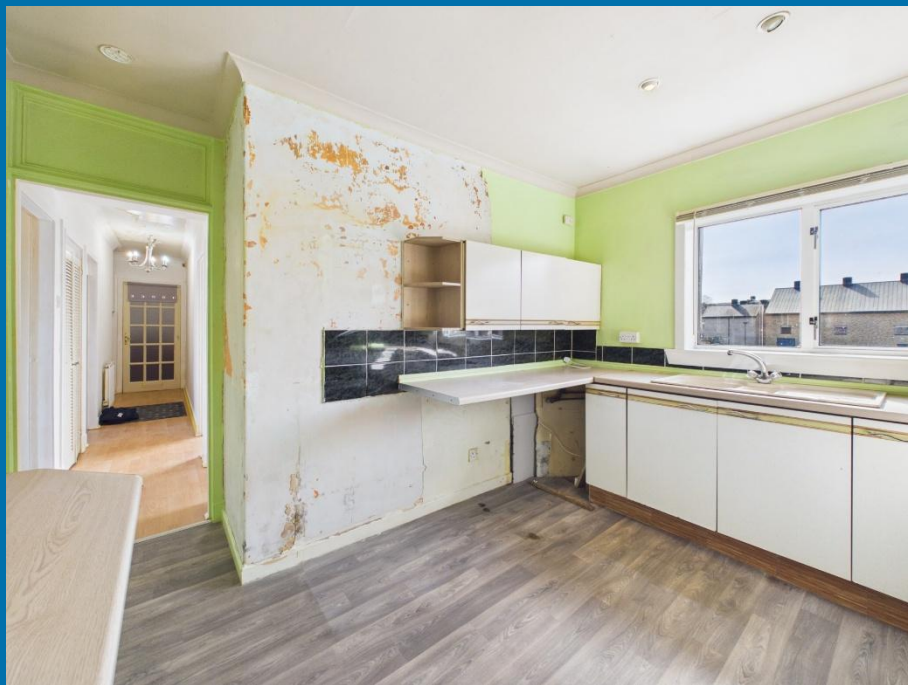


For Sale | 3d Houstoun Square, Johnstone, PA5 8DT



**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 introducing to the market this second floor flat, with the potential of being a wonderful family home, hosting lovely views over Houstoun Square.

A security door opens into the well maintained close with a storage cupboard on the half landing. The hallway hosts a storage cupboard and access to all rooms, the spacious lounge has a picture window with open aspects to the front. Off the hallway is a fitted kitchen with cooker, wall and base storage units, work surface and breakfast bar. There are two generous double bedrooms front and rear, a shower room with white suite and electric shower with enclosure. There are secure bin stores to the rear communal grounds.

It benefits from gas central heating, double glazing, secure door entry system, clean close, outside store cupboard, common bin store, parking to the rear and street parking to the front.

Early internal viewing is advised to fully appreciate the level of accommodation on offer.

Renfrewshire Council, Tax Band A.

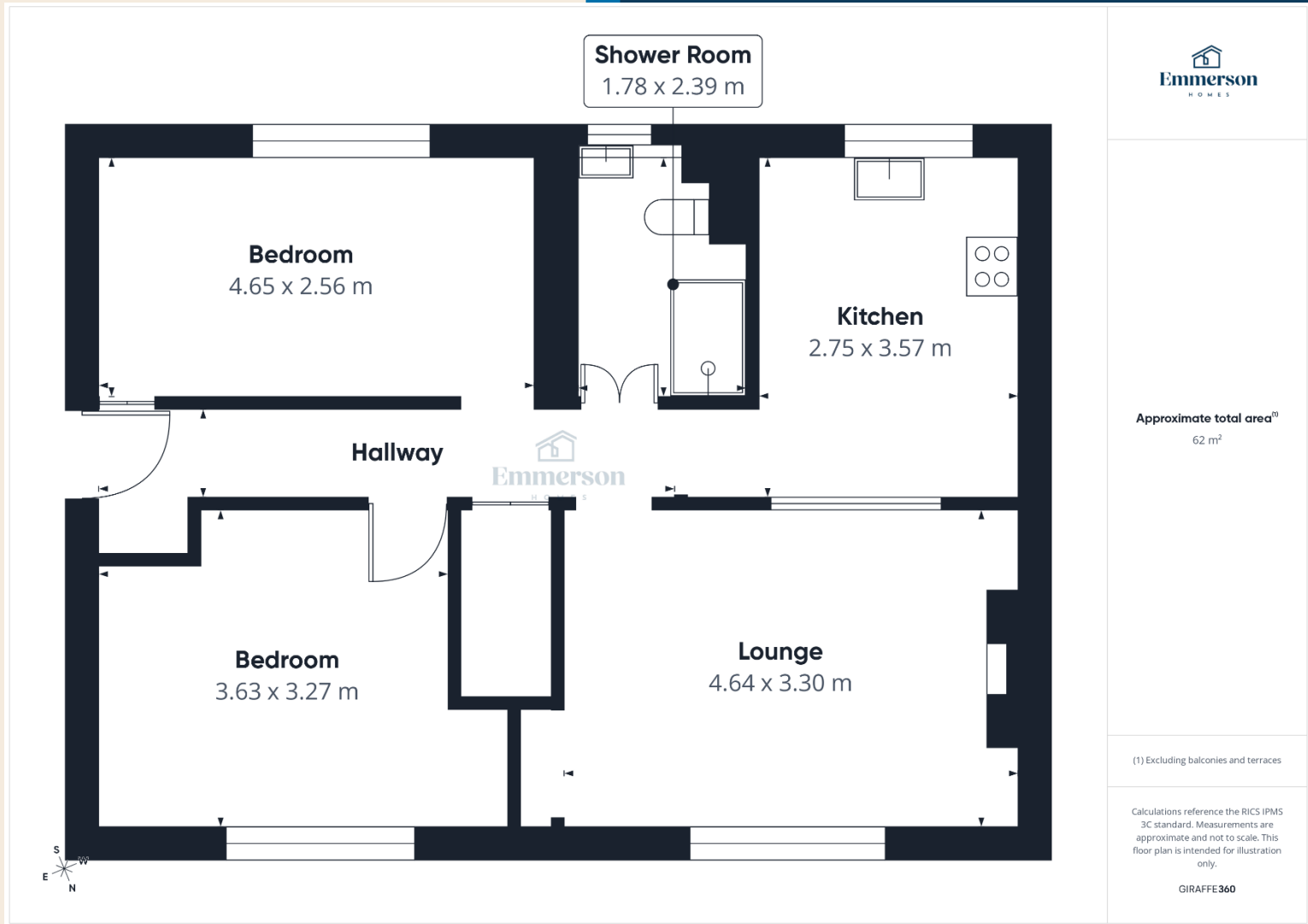
EPC Rating Band

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 very 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.

