

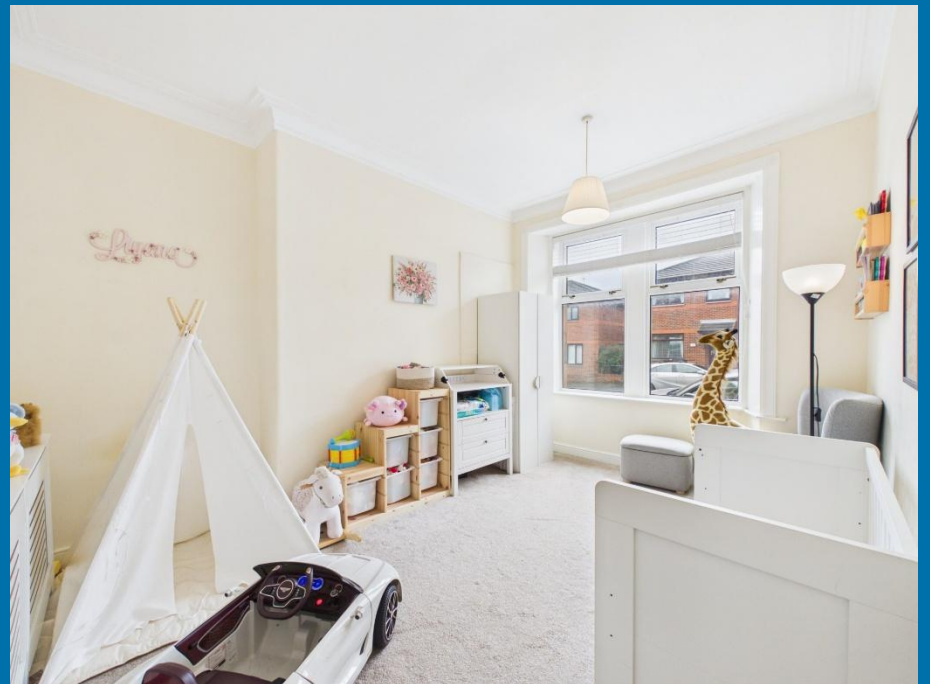
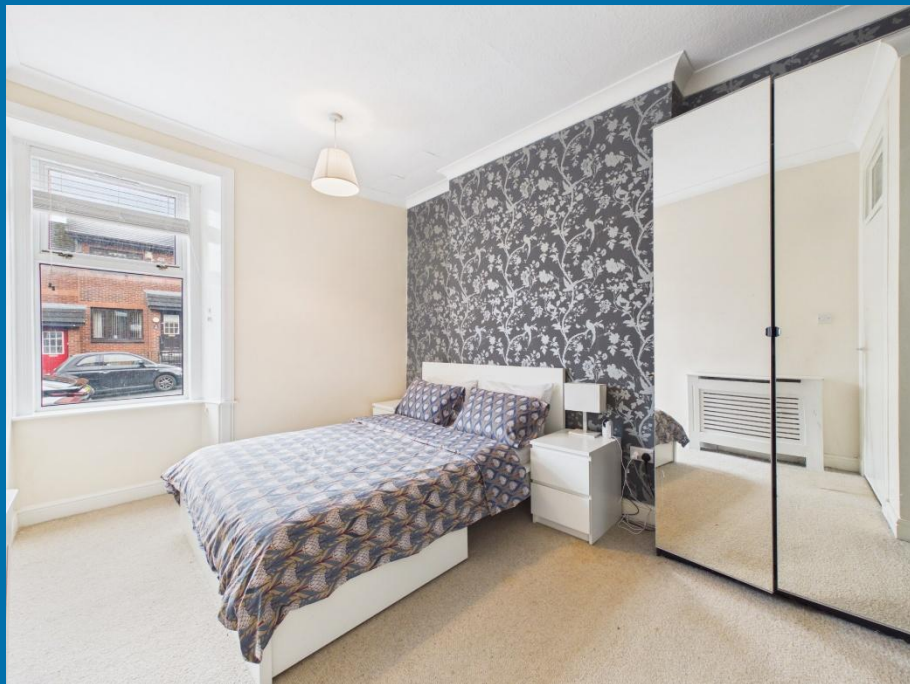


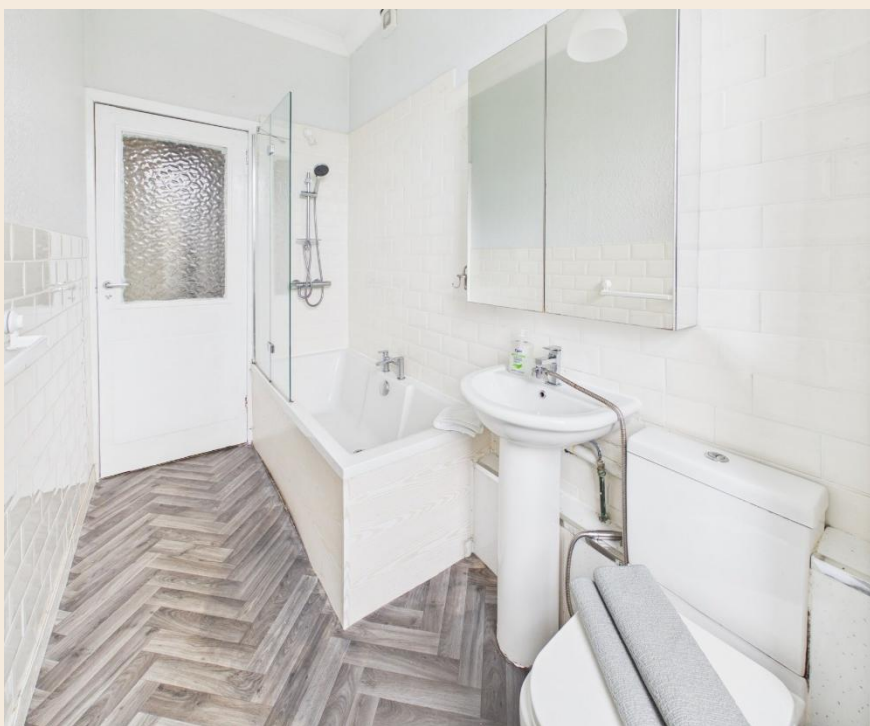
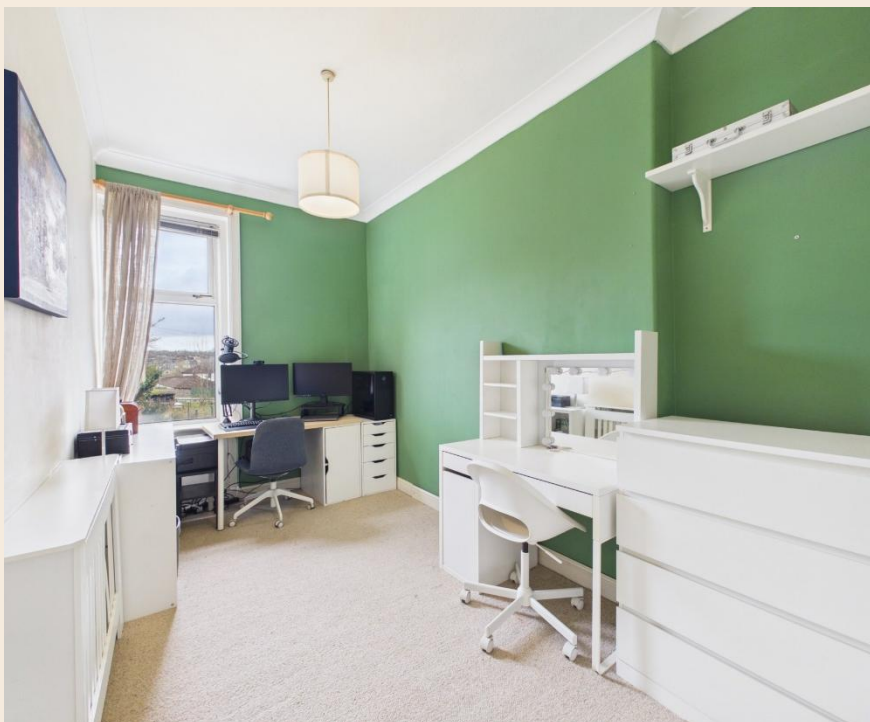
For Sale | 28b Ellerslie Street, Johnstone, PA5 8HG Offers Over £0



**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 proudly presenting this immaculate ground floor apartment in a traditional sandstone building set in the heart of Johnstone, near to a children's play park, primary school and just a short walk to the train station.

The property boasts high ceilings throughout, the hallway leads to all rooms and has a deep cupboard and two freestanding storage units. Good sized lounge with dining area and feature bay window providing an abundance of sunlight. The kitchen has plenty of storage with an array of floor and wall mounted storage units, as well as plenty of work top surface area, integrated hob and extractor hood. The primary bedroom is front facing with corner wardrobe storage units. The second bedroom is a spacious double facing the front of the property and the third bedroom also a double with a sizable deep storage cupboard facing the rear of the property. Finally, the three piece bathroom with coordinating white suite with shower over the bath.

This property further benefits from double glazing, gas central heating, delightful rear communal gardens with drying area and secure door entry system.

Early internal viewing is advised to fully appreciate the level of accommodation on offer. Ideal for first time buyers, families or buy to let investors.

Renfrewshire Council, Tax Band B

EPC Rating

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 Railway 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.

**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>  
79.6 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.

GIRAFFE 360





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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.

