

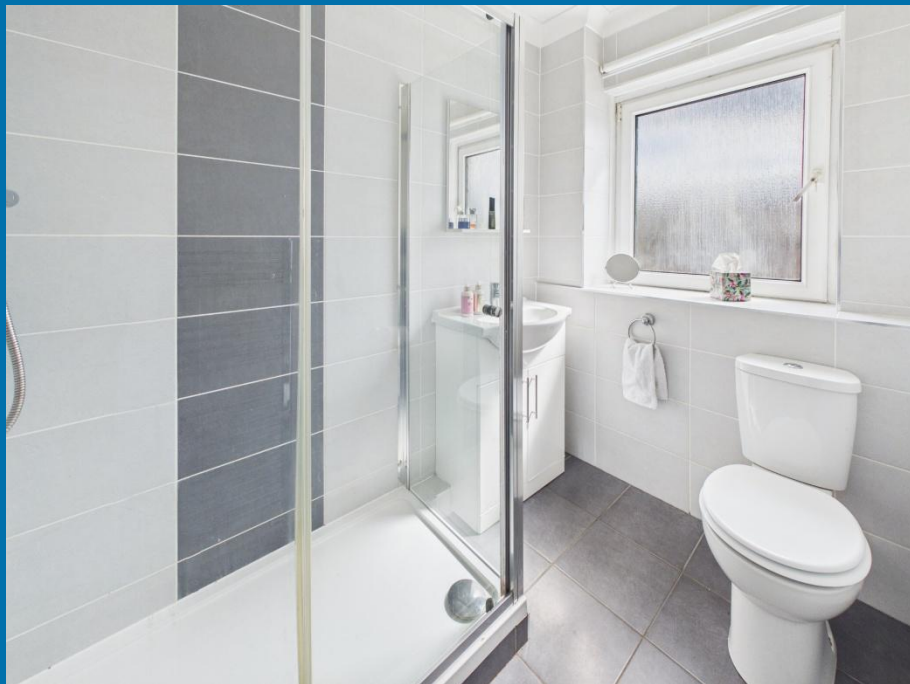


For Sale | 3e Armour Street, Johnstone, PA5 8HQ



Viewing by appointment only

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



1 Bedrooms | 1 Public Room | 1 Shower Room

Offered to the market in walk in condition, this exceptionally well presented second floor flat is situated within a highly sought after residential area.

Ideally positioned for easy access to a wide range of local amenities, the property is conveniently located close to shops, cafés, restaurants, and excellent transport links, including a nearby railway station providing straightforward commuter access.

The spacious accommodation comprises a welcoming reception hallway entered via a timber panelled door and featuring deep built in storage cupboards, one of which houses the electricity meter, together with a wall mounted secure door entry system.

The bright and generously proportioned front facing lounge offers a warm and inviting living space, enhanced by stylish grey carpet flooring.

The well appointed kitchen is fitted with a good selection of base and wall mounted units, complemented by tiled splash backs and an inset stainless steel sink with mixer tap. Included appliances comprise an electric cooker, washing machine, fridge/freezer and combi boiler. A dedicated dining area adds further practicality and appeal, while contemporary grey laminate flooring completes the space.

The generously sized double bedroom enjoys a peaceful rear facing position with attractive open views. The fully tiled shower room is fitted with a modern three piece white suite comprising a WC, wash hand basin and shower enclosure.

Further benefits include gas central heating, double glazing, communal off street parking to the rear and shared walled and lawn garden grounds.

This attractive property represents an ideal first time purchase or buy to let investment, and early viewing is highly recommended to fully appreciate the quality of accommodation on offer.

Renfrewshire Council, Tax Band B. EPC Rating Band .

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 for over 20 years. 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⁽¹⁾
45.7 m²

(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.

