



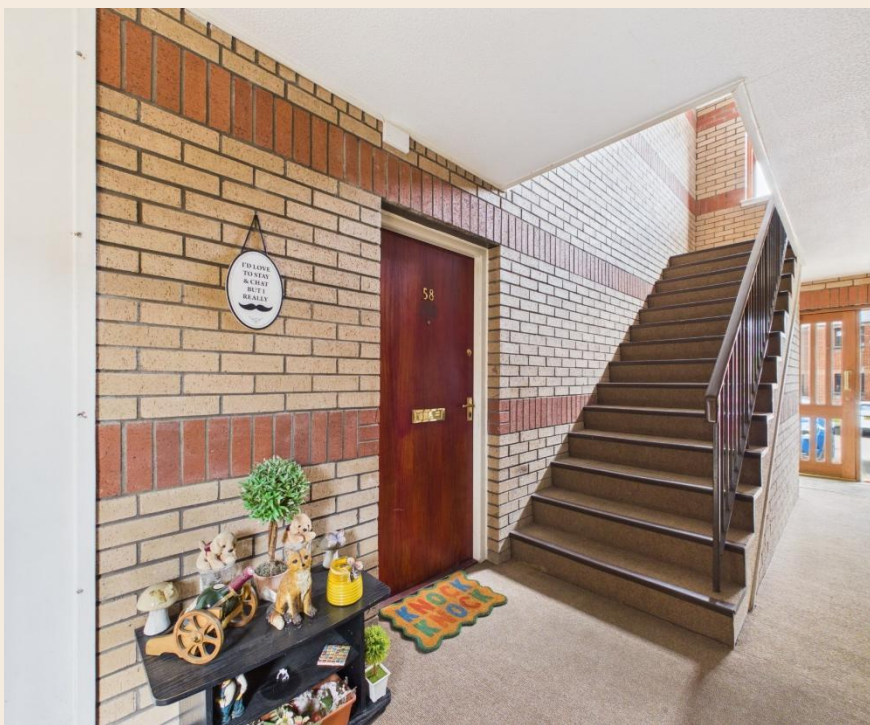
For Sale | 58 Russell Street, Johnstone, PA5 8EZ



Viewing by appointment only

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





1 Bedrooms | 1 Public Room | 1 Bathroom

Situated within the sought after Russell Street development in the heart of Johnstone, this modern ground floor apartment offers stylish and convenient living just moments from a wide range of local amenities, popular restaurants and cafe's, and excellent transport connections. Regular rail services provide direct access to Glasgow in approximately 15 minutes, making it ideal for commuters.

The property is accessed via a secure entry system leading to a well maintained communal hallway. Internally, the apartment features a welcoming reception hall with excellent built in storage, a bright and spacious lounge with a dedicated dining recess and a contemporary dining kitchen fitted with a range of wall and base units, integrated hob, oven and extractor hood, along with a stainless steel sink.

There is a generously proportioned bedroom, benefiting from fitted wardrobes, while a modern bathroom completes the accommodation.

Further benefits include double glazing, electric heating, well kept communal areas, allocated parking space and ample parking for visitors.

The development is professionally factored, with services including building insurance, communal cleaning and landscaped garden maintenance, ensuring a high standard of upkeep throughout.

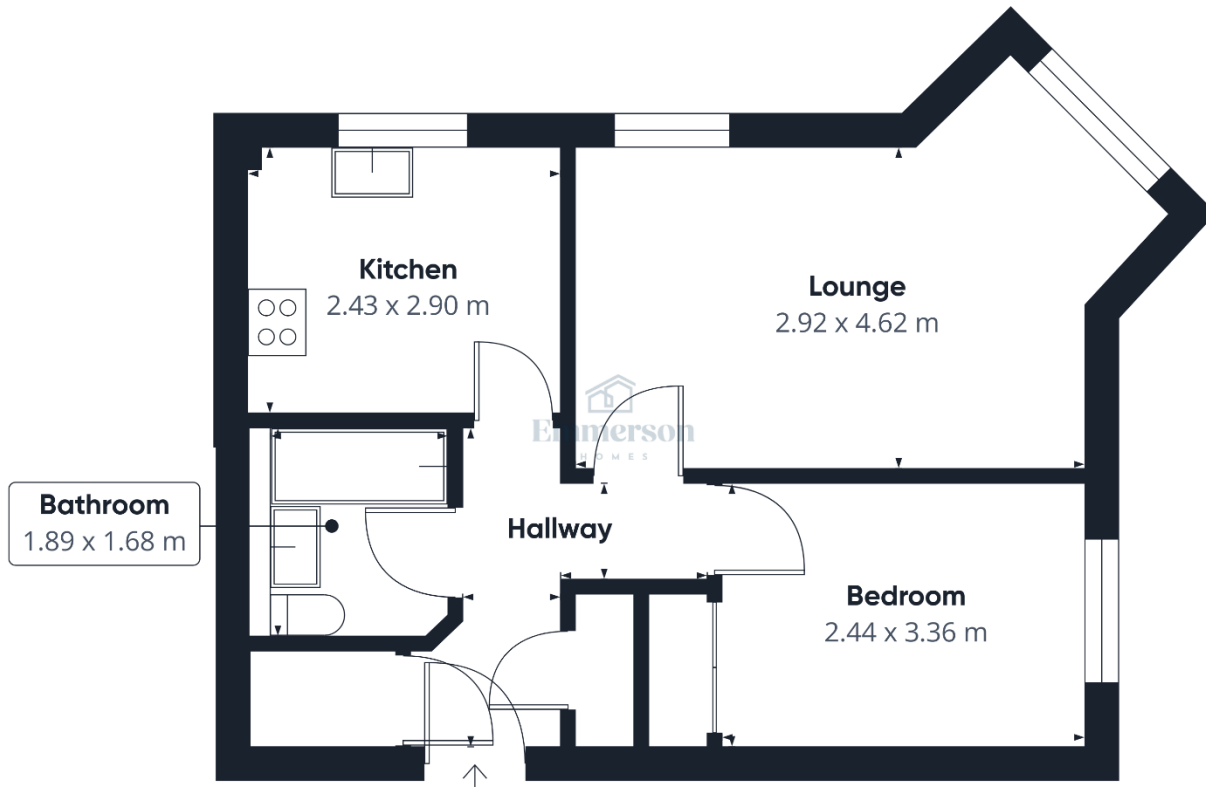
This impressive apartment is perfectly suited to a wide range of buyers, including first time purchasers, professionals, and buy to let investors alike. Early viewing is highly recommended to fully appreciate the quality, space, and convenient location on offer.

Renfrewshire Council, Tax Band C. EPC Rating Band D.

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⁾
41.5 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.

