



For Sale | 10a Nightingale Place, Johnstone, PA5 0TB



Viewing by appointment only

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3 Bedrooms | 1 Public Room | 1 Bathroom

Emmerson Homes are proudly offering this delightful, well maintained family home nestled within a sought after area of Nightingale Place. Boasting delightful open views and child friendly play parks a stones throw away.

Welcoming hallway with ample storage and stairs leading to the upper level. Step into the spacious family lounge, with uninterrupted views of the green space to the rear, the dining area is the perfect spot to enjoy meal times.

At the heart of the home lies the modern fitted kitchen providing ample storage via a range of wall and base mounted units. Integrated appliances include a electric hob, electric oven and extractor hood and there is dishwasher and free standing fridge/freezer.

The gardens are both enclosed and provides the perfect solution for outdoor entertaining and the back garden also allows access to the residents' car park.

On the upper level discover three well proportioned bedrooms, with the second bedroom hosting fitted wardrobes. Completing the home internally is the pristine family bathroom boasting contemporary three piece coordinating suite with shower and glass shower screen

This would be an excellent purchase for a family due to its popular locale. Viewing is highly advised to fully appreciate this home which is located near to local schooling and transport links.

Renfrewshire Council, Tax Band C.

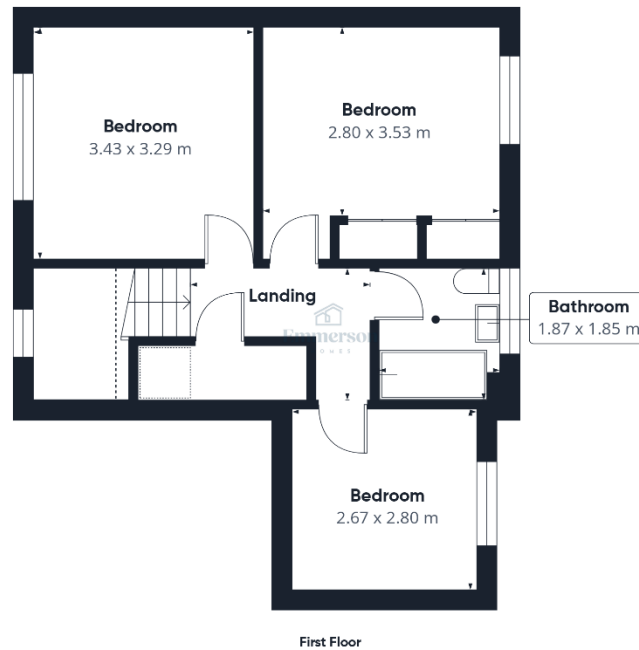
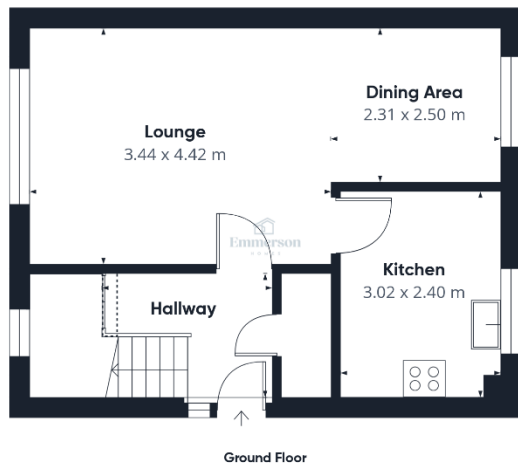
EPC Rating

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⁽¹⁾
75 m²

Reduced headroom
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

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.

