



For Sale | 6e Graham Street, Johnstone, PA5 8RH



**Viewing by appointment only**

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## 2 Bedrooms | 1 Public Room | 1 Shower Room

Positioned in a popular, central pocket of Johnstone, this well presented two bedroom second floor flat offers incredibly bright and spacious accommodation. In true walk in condition, this modern apartment stands out by offering private residents' parking to the rear, making it a fantastic proposition for first time buyers looking to get on the ladder, down sizers wanting single level convenience close to services, or buy to let investors looking for a high demand rental asset.

The property is accessed via a secure door entry system into a well maintained communal close. The apartment opens into a welcoming L- shaped reception hallway that includes two highly practical, deep storage cupboards. The beautifully proportioned lounge is situated to the front, featuring expansive windows that maximise natural light throughout the day.

The modern kitchen is generously sized to allow space for casual dining. It is fitted with an excellent array of base and wall mounted storage units, ample worktop space, and an integrated oven and hob.

Both double bedrooms are exceptionally well proportioned, offering flexible layouts and built in storage. The accommodation is completed by a stylish family shower room, fitted with a modern three piece suite incorporating a shower enclosure, WC and wash hand basin, and finished with practical, low maintenance flooring. Features double glazing and electric heating.

An early viewing is advised to fully appreciate the accommodation, presentation and convenient location of this attractive home.

Renfrewshire Council, Tax Band B. EPC Rating C.

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.

As one of Renfrewshire established local estate agents, we have been helping people buy and sell property across the area for over 20 years. Our experienced team combines local market knowledge with a personal approach to deliver outstanding results for our clients. Whether you're considering a move or simply looking for advice, we'd love to hear from you. Submit a contact form today and speak with your local property experts.





Approximate total area<sup>(1)</sup>  
61.6 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.

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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.

