

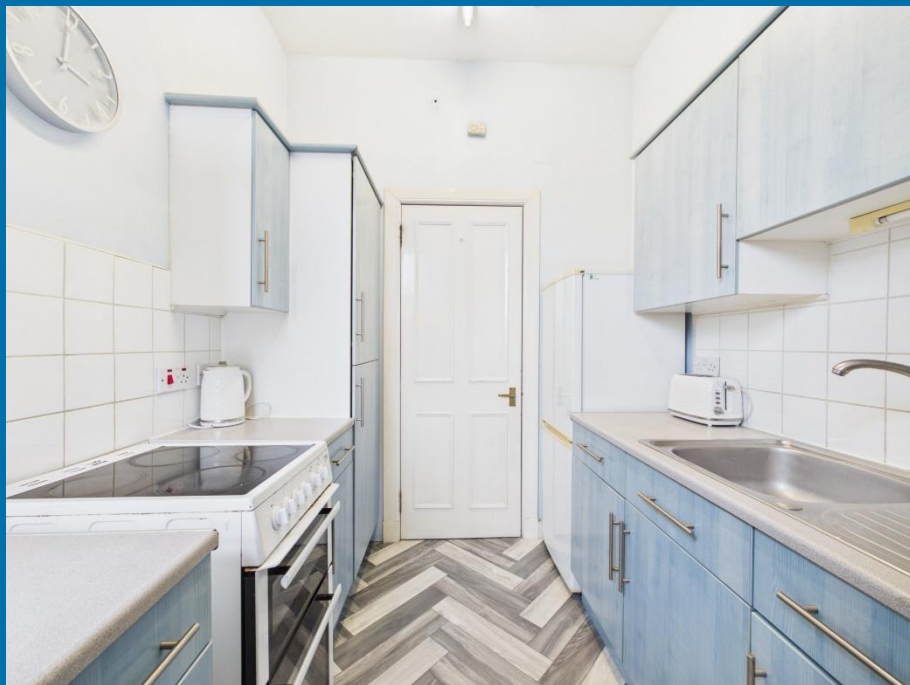


For Sale | Flat 0/2, 2 Thornhill, Johnstone, PA5 8JG



**Viewing by appointment only**

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



## 2 Bedrooms | 1 Public Room | 1 Bathroom

Situated on Thornhill, this immaculate traditional flat occupies a desirable ground floor position and enjoys delightful open views. The property is conveniently located within walking distance of Johnstone town centre, which offers a wide range of amenities including shops, cafes, and excellent transport links. Johnstone train station is also just a short walk away.

Presented in true walk in condition, the accommodation comprises a welcoming entrance hallway leading to a spacious and bright lounge, enhanced by a large feature bay window that floods the room with natural light.

The fitted kitchen features a range of base and wall mounted units, with appliances, ample worktop space, and tiled splash backs.

There are two generously sized double bedrooms. The principal bedroom is positioned to the rear and enjoys pleasant views over the communal gardens, while the second double bedroom is located to the front of the property.

Completing the accommodation is a well appointed bathroom fitted with a WC, wash hand basin, and bath with shower overhead, finished with attractive tiled walls.

Further benefits include gas central heating, double glazing and a secure door entry system.

Externally, residents can enjoy a communal rear garden, while the communal stairwell and entrance areas are also maintained to a good standard.

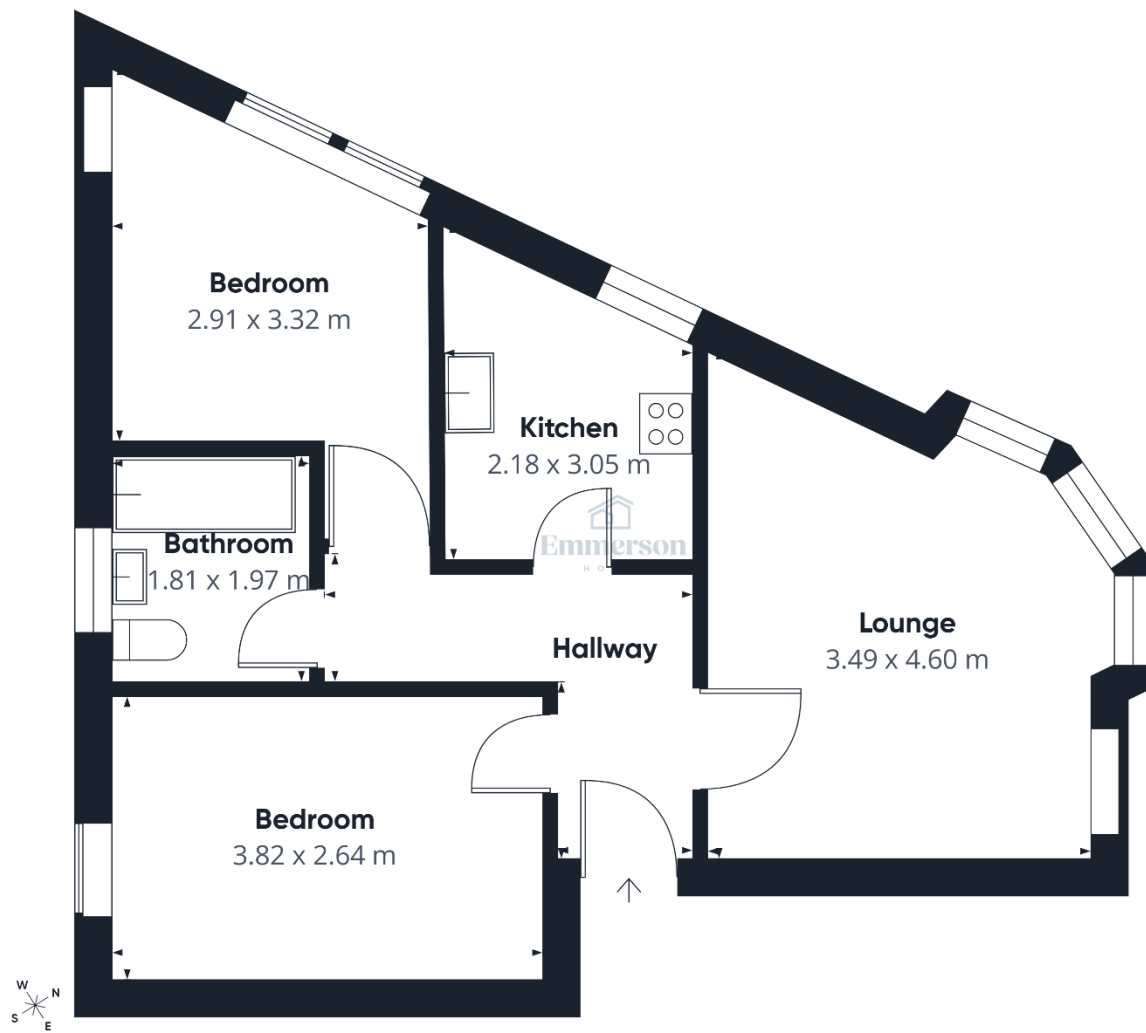
A superb opportunity to acquire a beautifully presented traditional flat in a convenient and sought after location.

Renfrewshire Council, Tax Band B. EPC Rating Band

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.

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>  
49.1 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.

