



For Sale | 32 Ness Avenue, Johnstone, PA5 0PH



Viewing by appointment only

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3 Bedrooms | 1 Public Room | 1 Bathroom



This substantial end terrace home enjoys a prime position within the ever popular Johnstone locale, offering spacious family accommodation and convenient access to a wide range of local amenities, highly regarded schools and excellent transport links.

The property is approached via a well maintained front garden, leading into a bright and welcoming reception hallway. The spacious lounge is positioned just off the hallway and is flooded with natural light from a large double glazed window, creating a warm and inviting living space.

The generous dining kitchen is fitted with an excellent range of base and wall mounted units, complemented by tiled splash backs and stylish black marble effect work tops, providing both practicality and ample preparation space. Integrated appliances include a gas hob, electric oven, chimney style extractor hood, dish washer and washing machine, making this a functional and attractive kitchen for everyday living.

The upper level comprises three generously proportioned bedrooms, each offering comfortable accommodation. The family bathroom is fitted with a beige three piece suite consisting of a wash hand basin, WC and bath with an overhead shower and glass screen, finished with complementary wall tiling.

Externally, the rear garden has been thoughtfully designed to provide a fantastic outdoor space, featuring a combination of paving and a raised decked terrace. Ideal for entertaining guests or simply relaxing outdoors, it offers the perfect setting to enjoy the warmer months.

Renfrewshire Council, Tax Band B. EPC Rating .

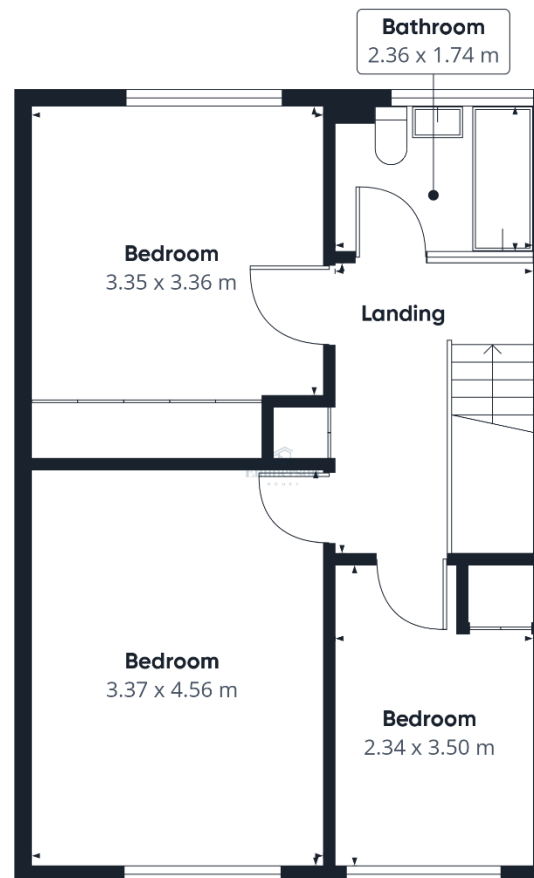
The popular Corseford location offers easy access to a wide range of local shops, nursery, primary and high schools. There is also a reliable bus service and Milliken railway station linking to Johnstone with surrounding areas. There are shopping outlets, a superstore, cinema complex and many restaurants at the local Phoenix centre a few miles away.

The nearby A737 links to the M8 providing access to Glasgow International Airport and further afield to Braehead Shopping centre and Glasgow.





Ground Floor



First Floor



Approximate total area⁽¹⁾
90.8 m²

Reduced headroom
1.1 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.

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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.

