

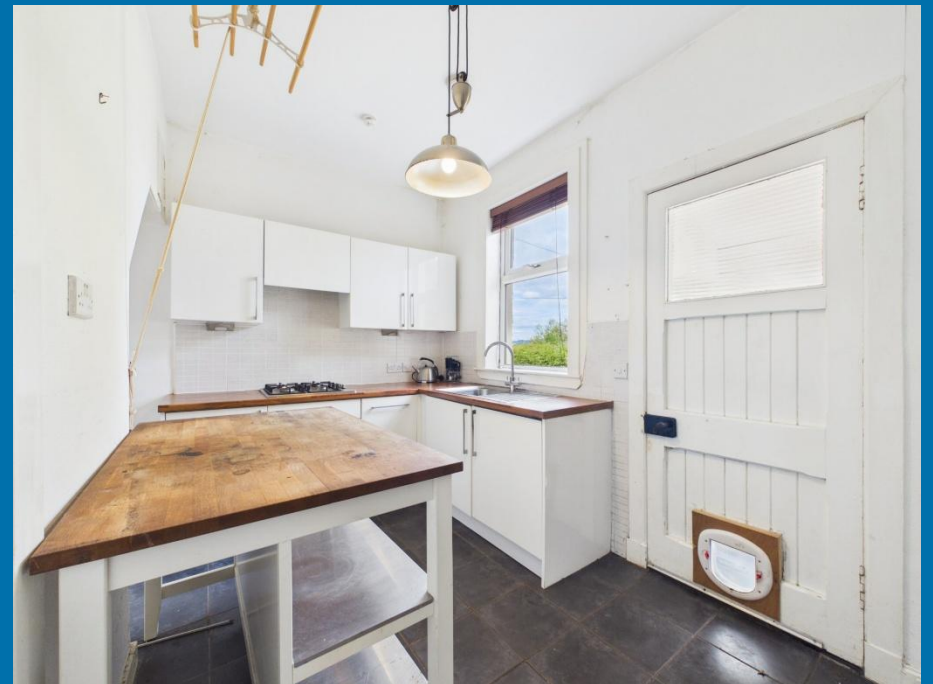


For Sale | Walton, Quarrelton Road, Johnstone, PA5 8NH



Viewing by appointment only

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





2 Bedrooms | 1 Public Room | 1 Bathroom

‘Walton’ is a substantial semi-detached bungalow, ideally situated on Quarrelton Road and enjoying an enviable open outlook across to Thomas Shanks Park. Offering generous and versatile accommodation, together with attractive private gardens, the property provides excellent potential as a comfortable family home.

The accommodation is entered via storm doors into a welcoming vestibule and reception hallway. The charming bow windowed lounge is a particularly appealing room, featuring a fireplace and enjoying lovely open views.

The kitchen offers a good range of fitted units, together with a gas hob, electric oven, extractor hood and some integrated appliances. A door leads from the kitchen to a useful rear porch, which has been plumbed to accommodate a washing machine and provides good utility space.

There are two generously proportioned bedrooms on the main level, together with bathroom featuring a shower attachment over the bath and attractive tiled wall and floor finishes.

Accessed from the kitchen, the floored attic space benefits from Velux windows, providing valuable additional storage and excellent potential for a variety of uses, subject to any necessary consents.

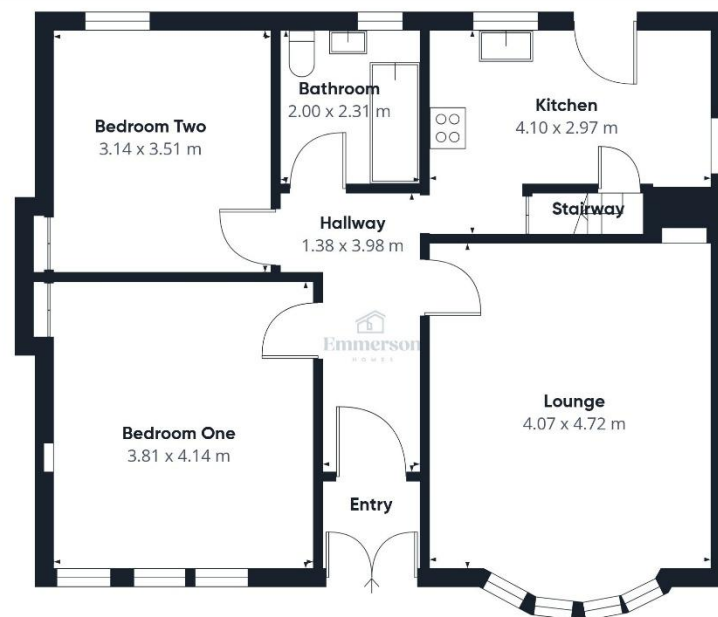
The property sits within attractive, character filled private gardens, incorporating established flower beds, pathways and patio areas, providing a secluded outdoor setting. A good sized driveway, enclosed by cast iron gates, offers ample off street parking.

Further benefits include extensive cellar, double glazing and gas central heating.

With its generous accommodation, attractive gardens, excellent parking, useful attic space and wonderful open outlook across to Thomas Shanks Park, ‘Walton’ offers a rare combination of character, space and potential. Early viewing is highly recommended to fully appreciate what this property has to offer.

Renfrewshire Council, Tax Band E. 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.



Ground Floor



First Floor



Approximate total area⁽¹⁾
103.1 m²

Reduced headroom
6.4 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.

