



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



Viewing by appointment only

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2 Bedrooms | 1 Public Room | 1 Bathroom

Positioned in a popular, central pocket of Johnstone, this well presented two bedroom ground floor flat offers bright and spacious accommodation. Offered in good decorative order, making it a fantastic proposition for a variety of buyers 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 generous proportioned lounge is situated to the front, featuring expansive windows that maximise natural light throughout the day.

The dining kitchen is a good size allowing space for casual dining. It is fitted with an excellent array of base and wall mounted storage units, ample worktop space, an integrated oven and hob, with the washer and fridge freezer included.

Both double bedrooms are exceptionally well proportioned, offering flexible layouts and built in storage. The accommodation is completed with a three piece suite incorporating a bath, WC and wash hand basin, and finished with practical, low maintenance flooring. Features double glazing and gas central 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

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.





Approximate total area⁽¹⁾
60.2 m²

(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.

