

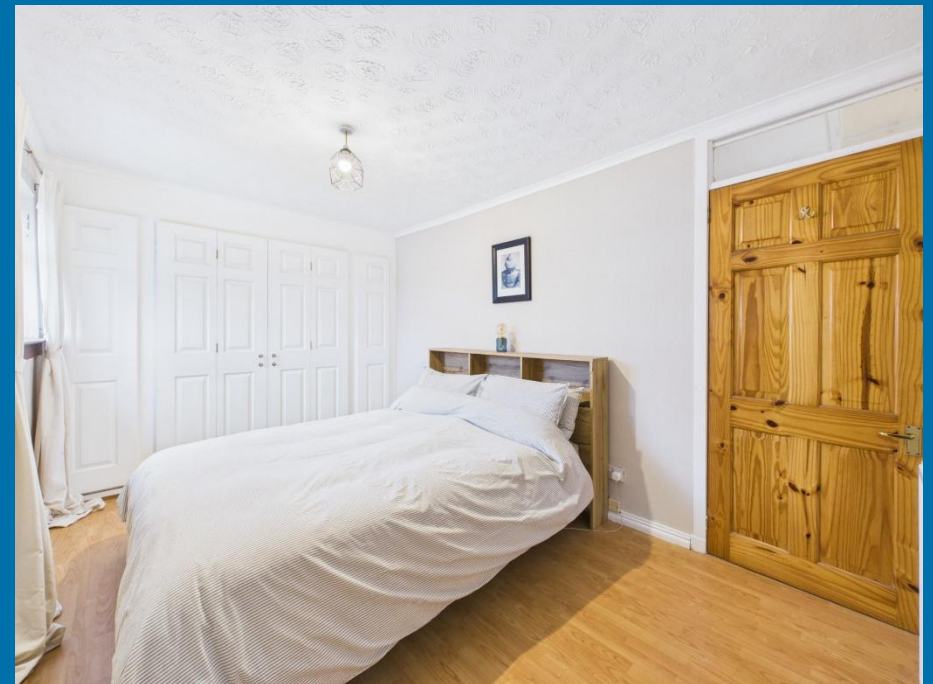


For Sale | 23 Poplar Avenue, Johnstone, PA5 OEG



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

This well appointed semi detached villa is situated within the seldom available Poplar Avenue in Johnstone and is presented to the market in good order throughout. Arranged over two levels, the property offers spacious accommodation, generous garden grounds and a private driveway.

The accommodation comprises a welcoming reception hall with stairs leading to the upper floor, a generous lounge and dining area, and a fitted kitchen. The lounge benefits from both a window and patio doors, allowing an abundance of natural light to flood the room and creating a bright and inviting space for relaxing and entertaining.

The fitted kitchen offers a good selection of floor and wall mounted storage units, complemented by ample worktop space. A convenient rear door provides direct access to the garden.

On the first floor, there are two generous bedrooms, offering flexible accommodation for families, couples or those requiring additional space for home working. The bathroom is fitted with a three piece suite, including a shower over the bath.

Further benefits include double glazing, gas central heating, an external out building, a private driveway and front and rear gardens.

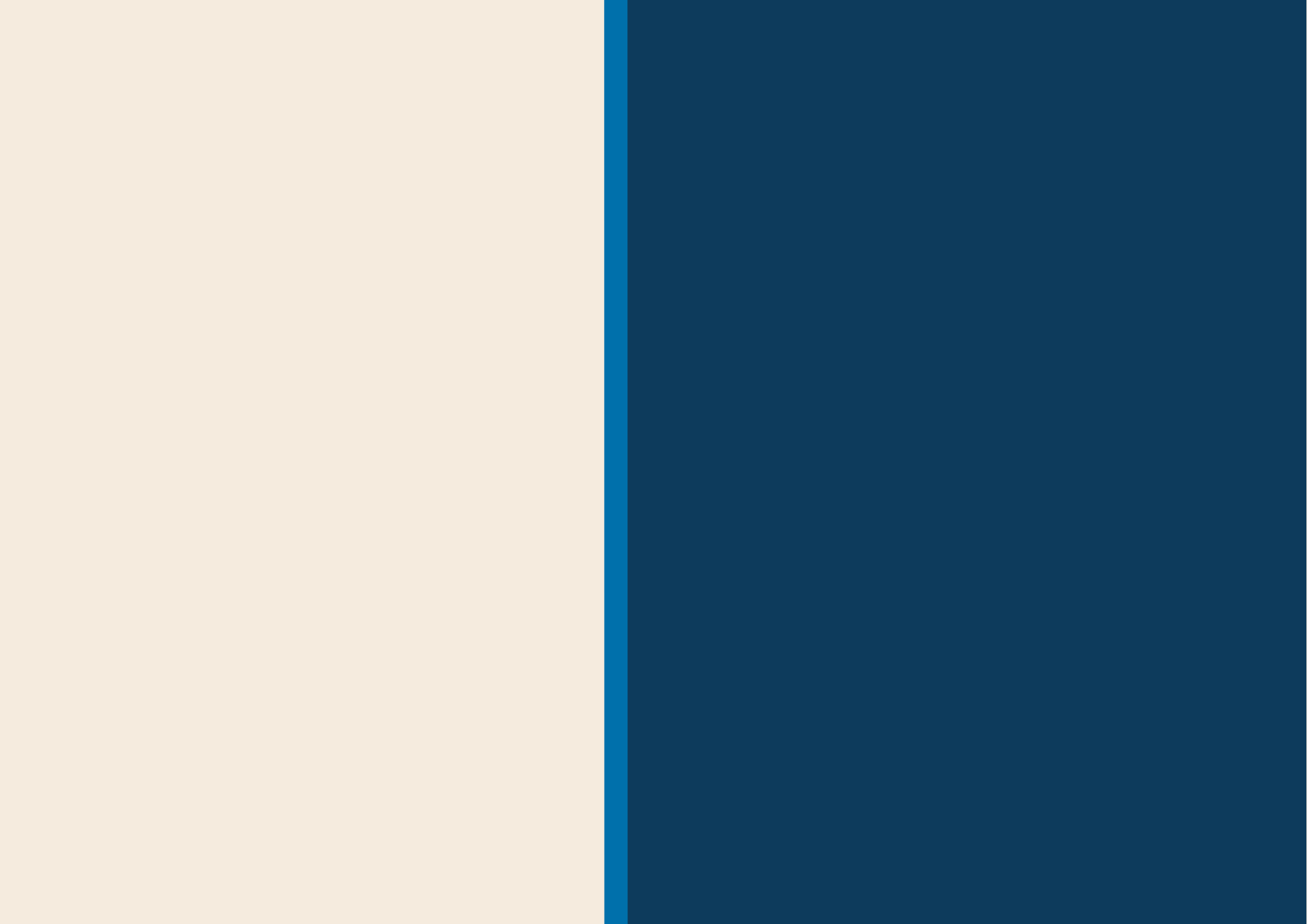
Ideally suited to variety of buyers, the property is conveniently located for local schooling, transport links, shopping facilities and a range of leisure amenities.

Early viewing is highly recommended to fully appreciate the accommodation, outdoor space and location this attractive home has to offer.

Renfrewshire Council, Tax Band B. EPC Rating D.

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.







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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.

