

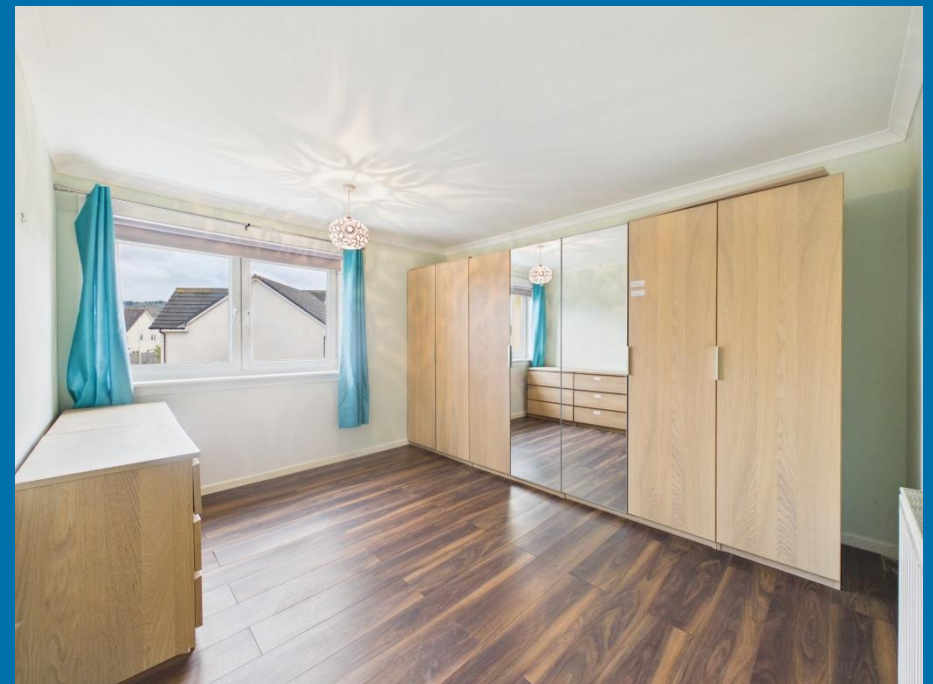


For Sale | 28c Abbey Road, Elderslie, Johnstone, PA5 9JJ



**Viewing by appointment only**

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## 2 Bedrooms | 1 Public Room | 1 Shower Room

We are delighted to bring to the market this desirable first floor flat, offering well presented and generously proportioned accommodation throughout. The property would make an ideal home for first time buyers or an attractive opportunity for buy-to-let investors.

Internally, the property is presented in good condition and comprises a welcoming entrance hallway with a useful deep storage cupboard. The generous lounge is flooded with natural light from the large front facing window.

The fitted kitchen is positioned to the rear and features ample base and wall mounted units, a free standing cooker, washing machine and fridge/freezer, complemented by coordinating worktop surfaces and two deep storage cupboards.

Both bedrooms are excellent sized double rooms, each benefiting from fitted wardrobes. The accommodation is completed by a shower room comprising a WC, vanity sink unit with storage below, and a double shower enclosure housing an electric shower.

Further benefits include gas central heating, double glazing and a security entry system. The property also benefits from access to a communal rear garden with a drying green.

Renfrewshire Council, Tax Band B. EPC Rating Band

Elderslie is a small village between Paisley and Johnstone in the historic County of Renfrewshire. It has a range of local shops, a selection of takeaways, pub and restaurants. The property is ideally located for Wallace Primary School and Nursery and for the local Golf Club, established in 1909. It is also well placed for access onto the motorway network to Paisley, Johnstone, Glasgow City Centre and the Airport and the west coast, Troon, Ardrossan and Irvine. Johnstone Railway Station is only 3 minutes` drive away and has services to Glasgow Central, Paisley, Troon and Stranraer. The motorway network also gives access to the popular west coast, Paisley and of course all the many facilities and amenities in and around Glasgow, with the City Centre being only some 14 miles away.







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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.

