

For Sale | 76 Peockland Gardens, Johnstone, PA5 8AZ



Viewing by appointment only

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GAME OVER


Dream
Big
Little One





3 Bedrooms | 1 Public Room | 1 Bathroom

We are delighted to present this stunning semi-detached villa, offering stylish modern interiors, well maintained gardens and a private driveway, all set within a desirable residential location. The property is ideally positioned for access to a range of local amenities, including a nearby play park, train station and shopping facilities.

The accommodation begins with an entrance porch leading into a spacious, family sized lounge, which also benefits from a useful under stairs workspace. French doors open into the contemporary dining kitchen, featuring an excellent range of floor and wall mounted storage units, generous worktop space and integrated appliances, including an oven, hob, extractor hood, dishwasher and washing machine. Rear facing door provides direct access to the enclosed rear garden.

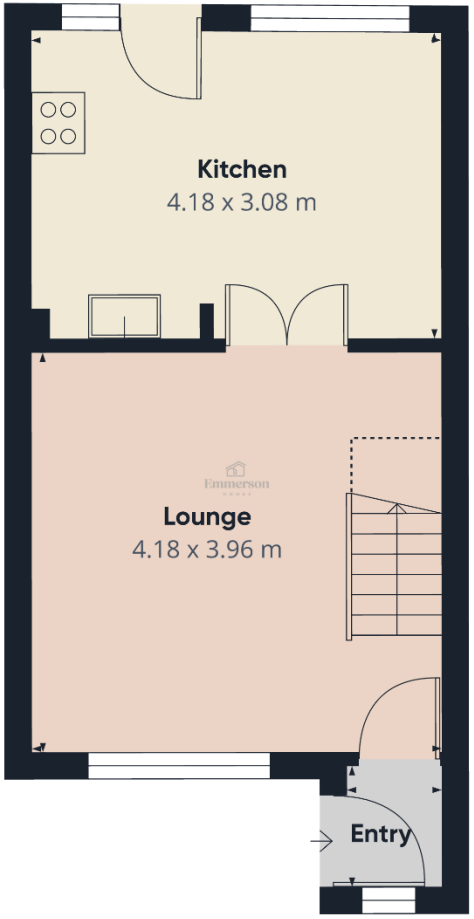
On the upper level, there are three well proportioned bedrooms, with the principal bedroom positioned to the front and the remaining two bedrooms overlooking the rear. The family bathroom is fitted with a three piece suite, complemented by an overhead shower and folding glass shower screen. Additional storage is available within the loft, accessed via a hatch on the upper landing.

Further benefits include gas central heating, double glazing, a private driveway and attractive front, side and rear gardens.

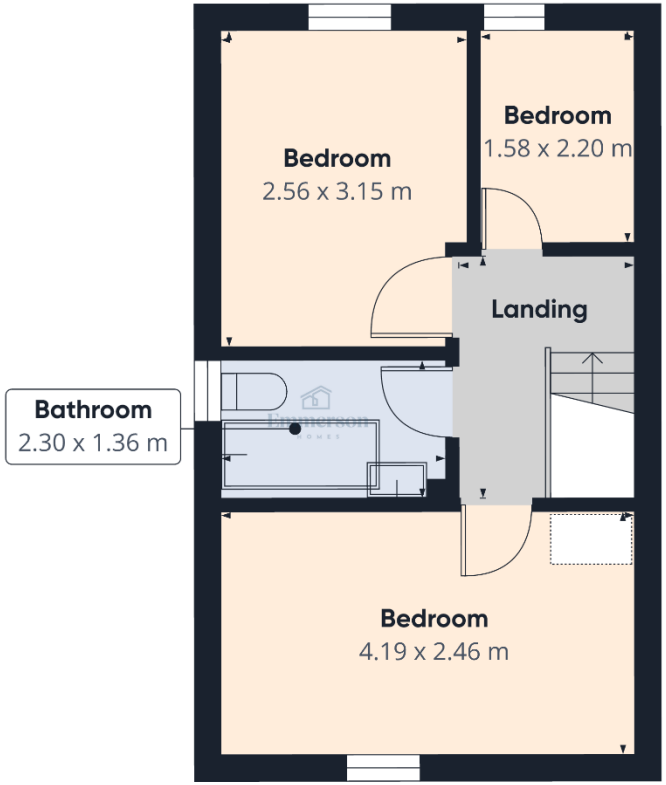
This is an impressive family home in a highly desirable location, offering spacious and versatile accommodation both inside and out. Ideally suited to a variety of buyers, early viewing is highly recommended to fully appreciate everything this fantastic property has to offer.

Renfrewshire Council, Tax Band C. EPC Rating C.

The property location offers easy access to a wide range of local shops, Supermarkets, Nursery, Primary and High schools which are situated within Johnstone. There is also a reliable bus service linking Johnstone with surrounding areas. There are shopping outlets, a super store, cinema complex and many eating out places at the local Phoenix centre a few miles away. The nearby A737 links to the M8 providing access to Glasgow International Airport and further a field to Braehead and Silverburn shopping centre`s, and Glasgow city centre.



Ground Floor



First Floor

Emmerson HOMES

Approximate total area(1)

54.1 m²

Reduced headroom

1.3 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.

GIRAFFE360

Emmerson Homes

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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.

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The Property Ombudsman