

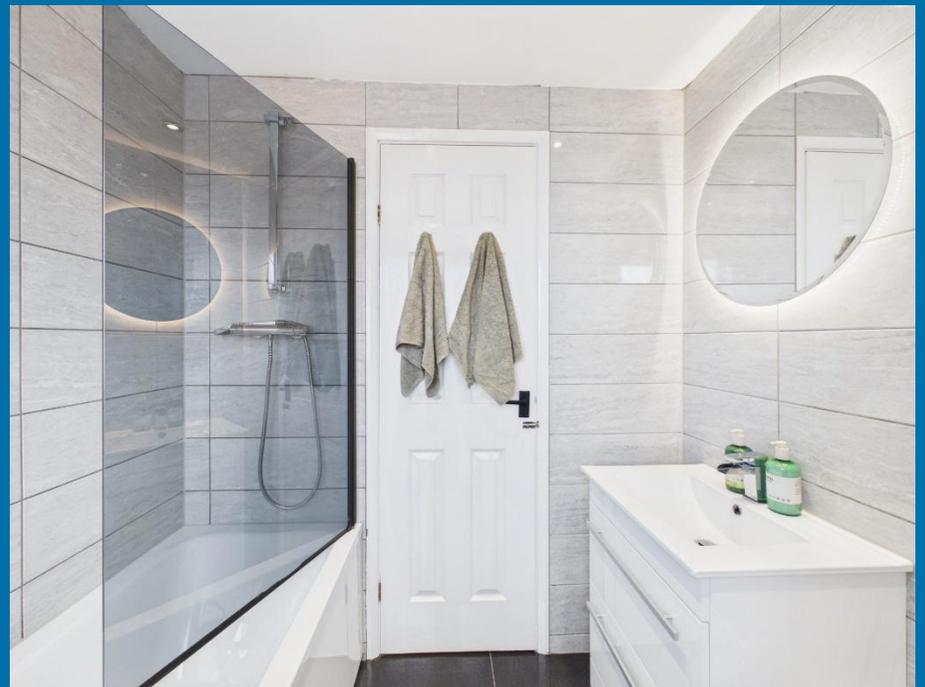


For Sale | 556 Ritchie Park, Johnstone, PA5 8JP



Viewing by appointment only

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



3 Bedrooms | 1 Public Room | 1 Bathroom

Emmerson Homes are proudly presenting this beautiful, modern detached villa set in a lovely elevated position, within a quiet cul de sac on the popular Ritchie Park development in Johnstone.

Modernised and upgraded in recent times this lovely family home has accommodation comprising entrance hallway leading to the front facing lounge that has an arch way into the dining room which hosts French doors to the spacious conservatory, giving wonderful views to the gardens and beyond. The kitchen itself has ample wall & base units with integrated appliances that includes oven, hob & extractor hood. There is a separate storage cupboard under the stairwell and a door leading to the side elevation.

On the upper level there are three bedrooms and a contemporary designed bathroom. Two of the bedrooms benefit from built in mirrored wardrobes, with the third a storage cupboard. There is extra storage in the loft accessed via the upper hallway.

Externally there is a generous driveway that provides ample parking and access to the rear garden via a gate. On the side elevation there is a flagstone patio bordered by timber fencing. The real distinguishing feature is the rear garden which has been landscaped with differing levels.

Early viewing of this property is highly recommended to appreciate not only the accommodation but the location in which it is set.

Renfrewshire Council, Tax Band E.

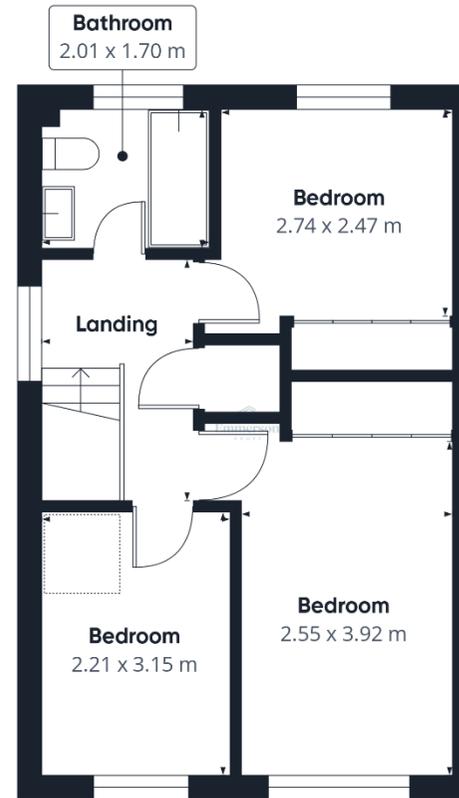
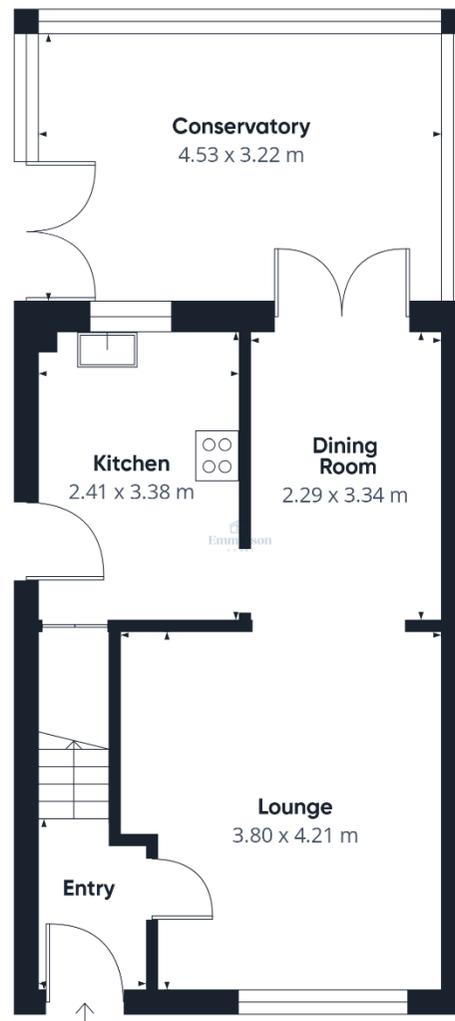
EPC Rating

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.

We are your local estate agents based in the heart of Renfrewshire. Whether you're selling or buying, you're in good hands with us. Feel free to submit a contact form and get in touch with your local property experts.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.





Approximate total area⁽¹⁾
85 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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www.emmersonhomes.com | 01505 331114 | info@emmersonhomes.com

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.

