





McEwan Fraser Legal

Solicitors & Estate Agents

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1D Ness Avenue

JOHNSTONE, RENFREWSHIRE, PA5 0PF

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LOCATION

Located within this popular location, close to the main A737 road, 17 Tower Road offers fast access to the motorway network, with junction 29 of the M8 motorway less than three miles away. You can be in central Glasgow in about twenty minutes, while the airport is just four miles, or less than ten minutes away. The train station, within a short walk, provides access to Paisley and Glasgow city centre to the east and is on the Ayr line going west. There is also an excellent bus service to Paisley, Glasgow and the coast. The local primary and secondary school are within close proximity.

The major shopping centre at Braehead is just beyond the airport, while Johnstone itself still retains many friendly, traditional independent shops, a few larger stores, bars and restaurants and a swimming pool. The town centre was designed on a formal grid pattern and the original layout, featuring two civic squares, has been extensively restored in recent years. As well as easy and fast commuting, Johnstone offers fast access to the countryside and coast of Ayrshire to the South.

PROPERTY

Part Exchange available. We are delighted to offer to the market this recently refurbished two bedroom, semi-detached house, split over two levels offering excellent family accommodation. The property would be a great acquisition for a wide variety of potential buyers looking for their ideal home.

Entering the property through the hallway, the formal lounge is pleasantly located to the front of the and is flooded with natural light.

The modern fitted kitchen has a good range of floor and wall mounted units with a contemporary worktop, creating a fashionable and efficient workspace, complete with a range of integrated appliances, a freestanding fridge freezer and a plumbed space for washing machine.

The first floor accommodation consists of two bright and spacious well proportioned bedrooms, each with a range of furniture configurations with room for additional free standing furniture if required. Either bedroom could be transformed into a variety of accommodation such as study or office for those requiring working from home arrangements.

A contemporary three-piece bathroom suite with overhead shower completes the accommodation on this level.

Externally the property has private front and rear gardens and a spacious driveway to the side of the property. The garden to the rear is fully enclosed and provides a safe environment for children and is a real suntrap in summer months. Access to the rear garden is available from the French doors in the kitchen as well as from the side gate. The garden will be popular with friends and family when it is your turn to host the Barbeque.

The property has gas central heating and double glazing, helping to ensure a warm, yet cost effective living environment all year round.










NEWLY REFURBISHED TWO BEDROOM SEMI DETACHED HOUSE, SITUATED IN A POPULAR AREA OF JOHNSTONE






SPECIFICATIONS



Approximate Dimensions
(Taken from the widest point)

Lounge	4.23m (13'11") x 3.61m (11'10")
Kitchen	4.72m (15'6") x 2.59m (8'6")
Bedroom 1	3.64m (11'11") x 3.60m (11'10")
Bedroom 2	3.13m (10'3") x 2.49m (8'2")
Bathroom	2.11m (6'11") x 2.10m (6'11")
WC	1.50m (4'11") x 1.21m (4')

Gross internal floor area (m^2) - 69 m^2

EPC Rating - C

Extras
(Included in the sale)

Carpets and floor coverings, light fixtures and fittings.

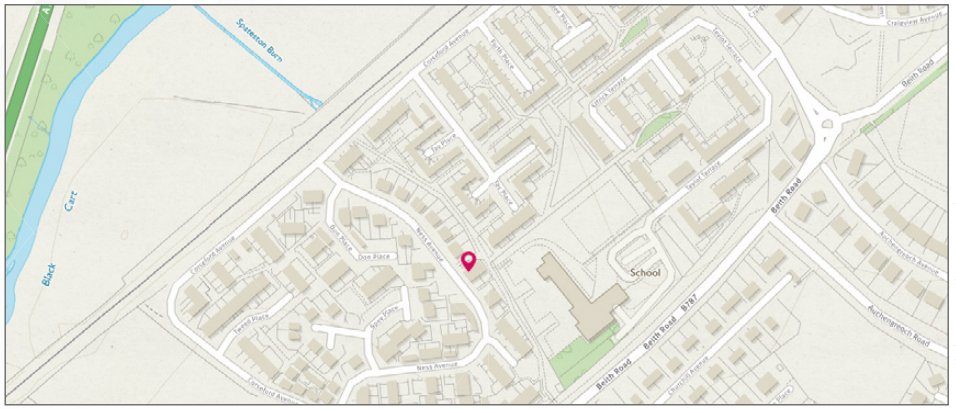


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Part Exchange Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.

GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2014
THE SUNDAY TIMES
THE TIMES



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