




McEwan Fraser Legal

Solicitors & Estate Agents

0141 404 5474

9 Arran Drive

JOHNSTONE, RENFREWSHIRE, PA5 8PR



Johnstone

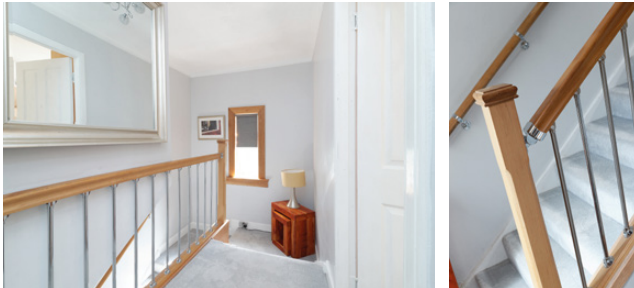
RENFREWSHIRE, PA5 8PR

9 Arran Drive offers fast access to the motorway network, with junction 29 of the M8 motorway, under three miles away. You can be in central Glasgow in about twenty minutes, while the airport is just four miles, less than ten minutes away.

The train station which is walking distance provides access to Paisley and Glasgow city centre. Journeys to Ayr, Largs, Ardrossan and Irvine are also available. There is also an excellent bus service to Paisley, Glasgow and the coast. The local primary and secondary school are both within a short stroll.

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.





9 Arran Drive

JOHNSTONE, RENFREWSHIRE, PA5 8PR

We are delighted to bring to the market this tastefully decorated two bedroom semi-detached home, positioned in a popular pocket of Johnstone. Inside the property, you will find a light-filled and spacious accommodation with an inspired layout over two levels. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

A hallway entrance leads to all apartments on this level. A bright and airy lounge is flooded with natural light and provides an interesting outlook. The feature fire and surround gives the room a real cosy feel and is the perfect ambience in which to unwind after a hard day. The modern kitchen has been fitted to include a quality range of floor and wall mounted units with a contrasting worktop, creating a fashionable and efficient workspace. A contemporary bathroom suite completes the impressive accommodation on this level.

The clear, crisp and contemporary styling continues into the two well-proportioned bedrooms on the first-floor level. Both of the bedrooms have a range of furniture configurations and space provided for additional free-standing furniture if required. A useful WC completes the impressive accommodation on this level.

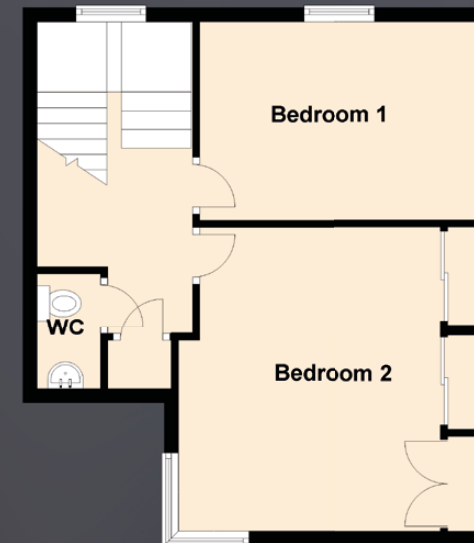
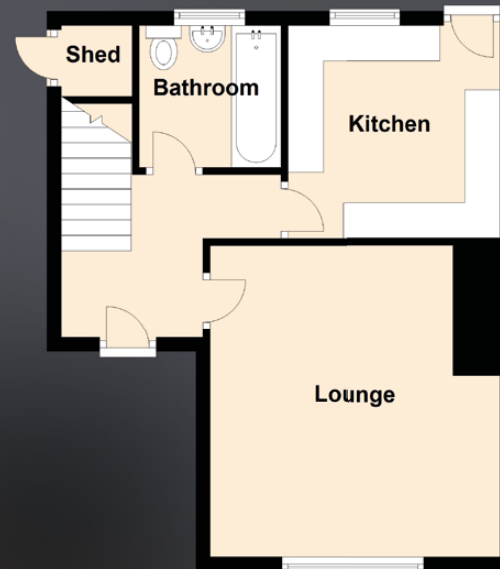
Externally, there are enclosed garden grounds with off-road parking, which provides a safe environment for children. Many a summer's evening will be spent in these zones enjoying the peace and quiet. The high specifications of this family home also include double glazing and gas central heating for a warm yet cost-effective way of living all year round.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP

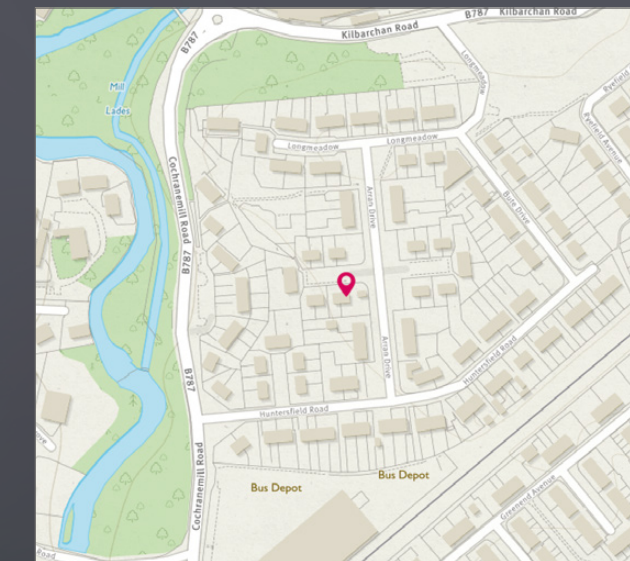


Approximate Dimensions (Taken from the widest point)

Lounge	4.40m (14'5") x 4.10m (13'5")
Kitchen	3.00m (9'10") x 3.00m (9'10")
Bedroom 1	3.90m (12'10") x 2.80m (9'2")
Bedroom 2	4.30m (14'1") x 3.90m (12'10")
Bathroom	2.00m (6'7") x 2.00m (6'7")
WC	1.20m (3'11") x 0.90m (2'11")
Shed	1.00m (3'3") x 1.00m (3'3")

Gross internal floor area (m²): 69m² | EPC Rating: D

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds.





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Part
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Text and description
DIANE KERR
Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALLY CLARK
Designer