



*Bright and spacious two-bedroom top-floor flat positioned in a popular area of Johnstone and within walking distance to all transport links and amenities*



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We are pleased to introduce to the market this spacious two-bedroom top-floor flat which would be a super acquisition for a variety of purchasers. The flat has been designed to maximise the natural available light to create a bright ambience. As one would expect, room dimensions are very fair and the accommodation has been arranged to offer both flexibility and individuality.

# THE LOUNGE



On entering this property, the hallway provides access to all apartments. The lounge is pleasantly located to the front of the property and is flooded with natural light and provides an interesting outlook. The kitchen includes a good range of floor and wall-mounted units with a contemporary work surface and a host of integrated appliances.

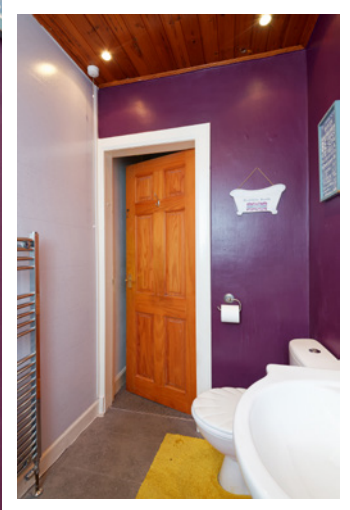
# THE KITCHEN





The well-appointed bedrooms are bright and airy with pleasant outlooks. They are complemented with a range of furniture configurations and space for additional free-standing furniture if required. The family bathroom suite completes the impressive accommodation internally.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



Externally, there are communal garden grounds. Double glazing and gas central heating have been provided throughout to create a warm, yet cost-effective way of living all year round.

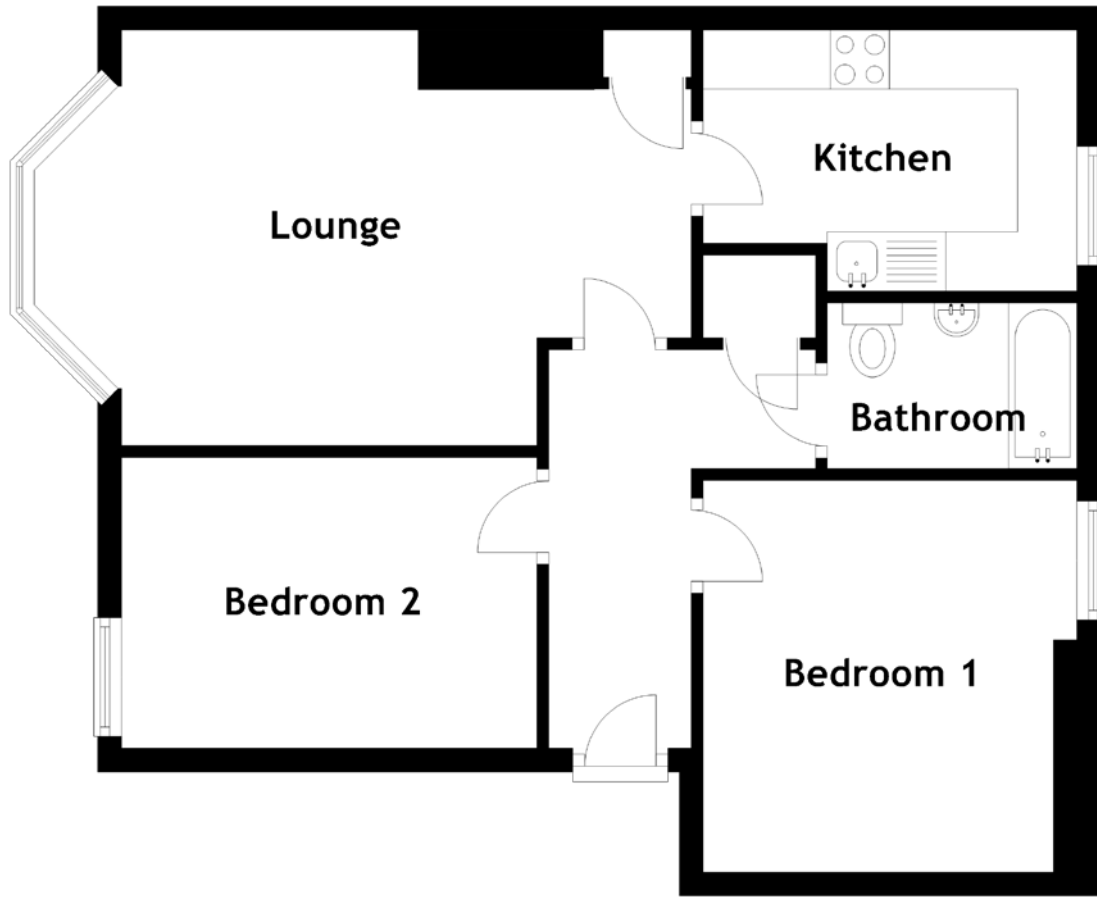
# EXTERNALS & VIEWS







# FLOOR PLAN, DIMENSIONS & MAP

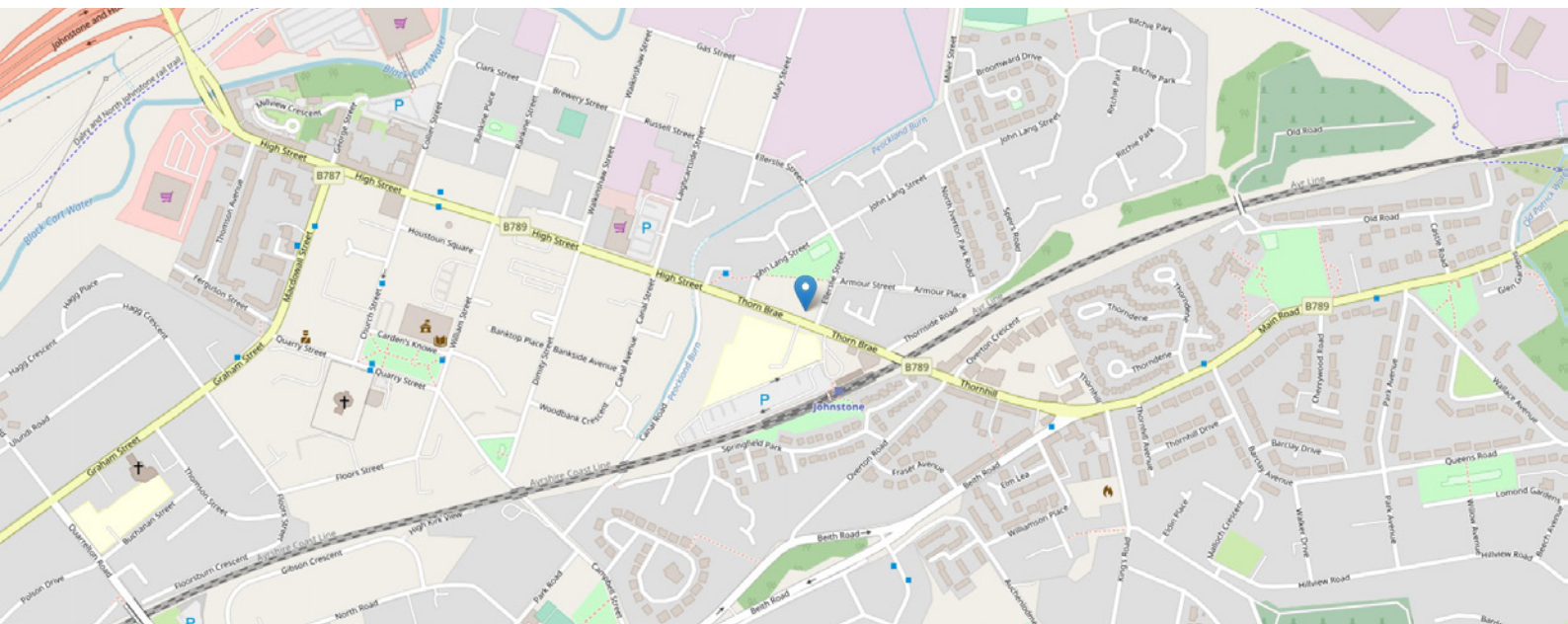


Approximate Dimensions (Taken from the widest point)

Lounge	4.80m (15'9") x 3.50m (11'6")
Kitchen	3.15m (10'4") x 2.20m (7'3")
Bathroom	2.10m (6'11") x 1.40m (4'7")
Bedroom 1	3.30m (10'10") x 3.20m (10'6")
Bedroom 2	3.50m (11'6") x 2.45m (8')

Gross internal floor area (m<sup>2</sup>): 55m<sup>2</sup>  
EPC Rating: C

Extras: Carpets and floor coverings, light fixtures and fittings, curtains and blinds.



# THE LOCATION

Located in this popular location, close to the main A737 road, Thorn Brae 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 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 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.



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