



  
**McEwan Fraser Legal**

Solicitors & Estate Agents

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**527 Ritchie Park**

JOHNSTONE, PA5 8JP



# JOHNSTONE

Located in this popular location, Ritchie Park offers easy access to the motorway network, with junction 29 of the M8 motorway less than five 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.

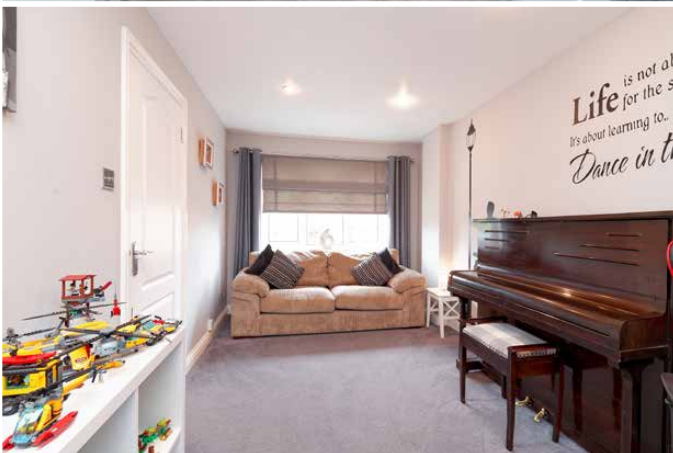
The train station, which is a short walk away, provides access to Paisley and Glasgow City centre to the east and is on the Ayr line going west. There is also an excellent bus service to Paisley, Glasgow and the coast. The local primary and secondary schools are both within a short stroll from the property. The major shopping centre at Intu Braehead is just beyond the airport, while Johnstone itself still retains many friendly, traditional independent shops, a few larger stores, bars and restaurants. The town centre itself 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.

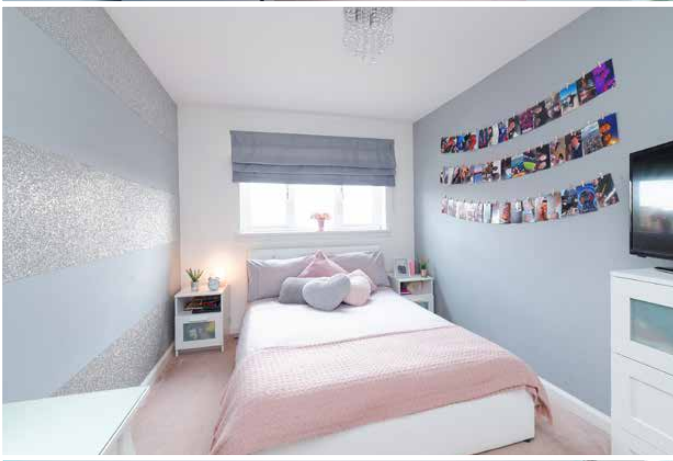


# 527 RITCHEE PARK

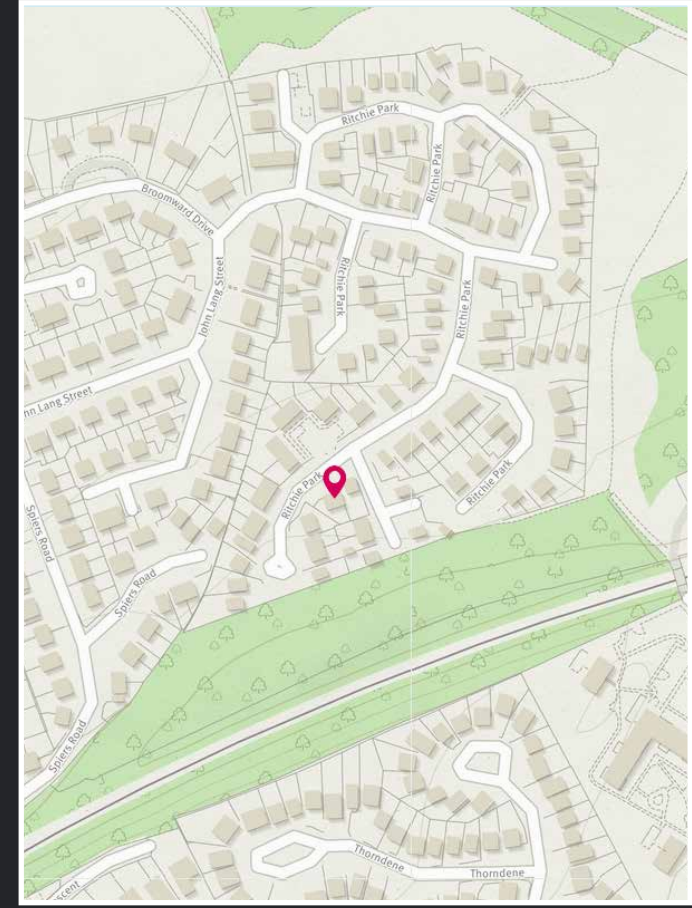
We are delighted to introduce to the market this fantastic, four bedroom detached villa with tasteful decoration, positioned on a popular street. In terms of location, layout, style and detail, the owners have created an architectural look and an internal aesthetic that is perfect for its enviable location. Inside this family home, you will find exceptional design and an inspired layout on two levels.

A welcoming hallway leads to all apartments on this level. The impressive lounge is flooded with natural light from the window to the front of the property and is the perfect ambience in which to unwind after a hard day. The dining kitchen has been professionally fitted to include a modern range of floor and wall mounted units with a striking worktop, creating a fashionable and efficient workspace. It comes complete with a host of integrated appliances, making this the perfect space for an aspiring chef. A useful utility room is just off the kitchen with a shower room thereafter. The current owners have converted the garage into a family room and this room will be popular with all members of the family and can be transformed to meet each individual purchaser's needs and requirements. Upstairs, there are four bright and spacious bedrooms. All bedrooms have a range of furniture configurations and further space for free-standing furniture if required. The master bedroom is further complimented with an envious ensuite and walk-in wardrobe. The family bathroom suite completes the impressive accommodation internally.





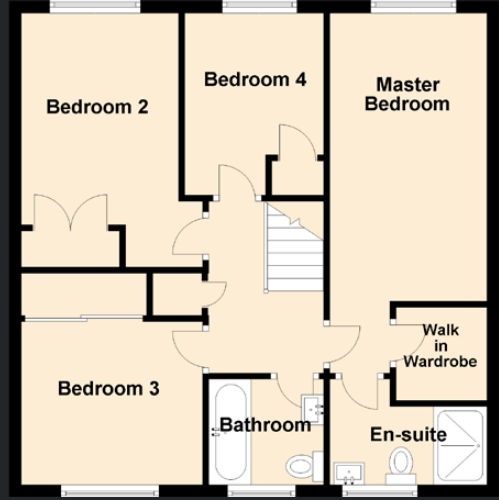
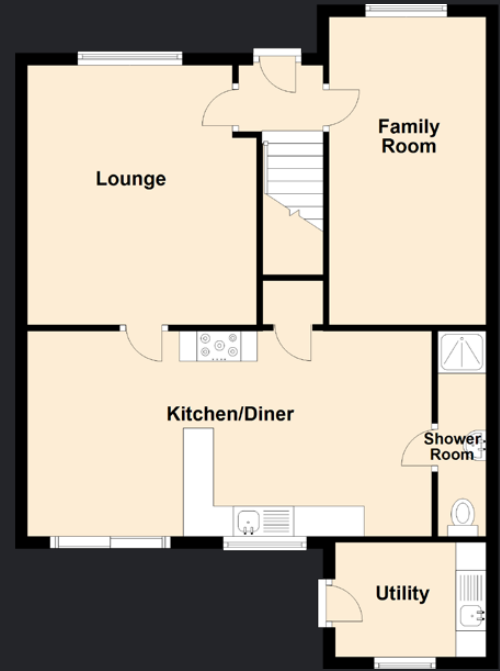
# THE DETAILS



Approximate Dimensions (Taken from the widest point)

Kitchen/Diner	6.70m (22') x 3.40m (11'2")
Lounge	4.30m (14'1") x 3.80m (12'6")
Family Room	5.10m (16'9") x 2.60m (8'6")
Utility	2.50m (8'2") x 1.90m (6'3")
Shower Room	3.20m (10'6") x 0.80m (2'7")
Master Bedroom	5.95m (19'6") x 2.60m (8'6")
Bedroom 2	4.20m (13'9") x 3.00m (9'10")
Bedroom 3	3.00m (9'10") x 2.70m (8'10")
Bedroom 4	3.01m (9'10") x 2.30m (7'7")
Bathroom	1.90m (6'3") x 1.75m (5'9")
En-suite	2.60m (8'6") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 138m<sup>2</sup> | EPC Rating: C



Externally, to the front of the property, a driveway provides off-street parking for a number of vehicles. The rear garden grounds have been designed for ease of maintenance and provide a safe environment for children. Many a summer's evening will be spent in this space enjoying the peace and quiet. The high specifications of this home also include double glazing and gas central heating to ensure a warm, yet cost-effective way of living all year round.



  
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