




McEwan Fraser Legal
Solicitors & Estate Agents
0141 404 5474

11 Aspen Place
JOHNSTONE, RENFREWSHIRE, PA5 9QH



The Location

11 Aspen Place in Johnstone is a great place to both live and commute to and from. The transport links by bus and rail are both frequent and close at hand. It is a mere twenty minutes by train to the heart of Glasgow city centre.

For those travelling by car, the main motorway links are close at hand, meaning all areas of central Scotland are readily available on a daily basis. There is also an excellent range of schools and amenities all within easy reach, making it a highly popular place to call home.



The Property

We are delighted to bring to the market this excellent two bedroom end-terrace family home. Set in a family-friendly area that is well known for a great neighbourly spirit. Although perfectly functional as is, for those with a flair for interior design, the property represents a fantastic low-cost development opportunity. The location and fundamentals of this property offer a tremendous blank canvas for any young couple to take up the challenge and create a stunning home with just a little effort and creativity.

The accommodation consists of a bright and spacious lounge with gas fire, natural light floods the room and the proportions of the room allow for many options on the furniture layout. The dining/kitchen is finished in a range of natural wood units and allows space for a dining table. Appliances include an electric oven and hob with space for a freestanding washing machine and a fridge freezer. Appliances may be available by separate negotiation. There are two good sized bedrooms in this home, both doubles with built-in storage space along with ample space for free-standing furniture. The tiled bathroom is bright and fresh and contains a white toilet and sink with an easy access shower enclosure.



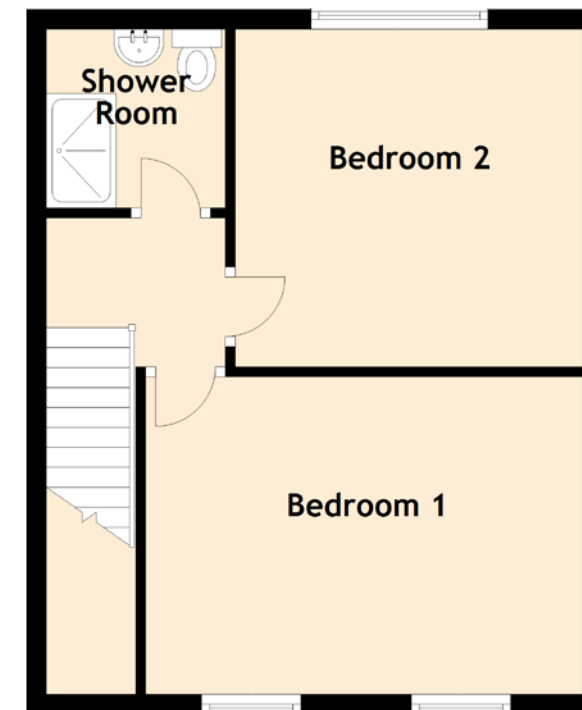
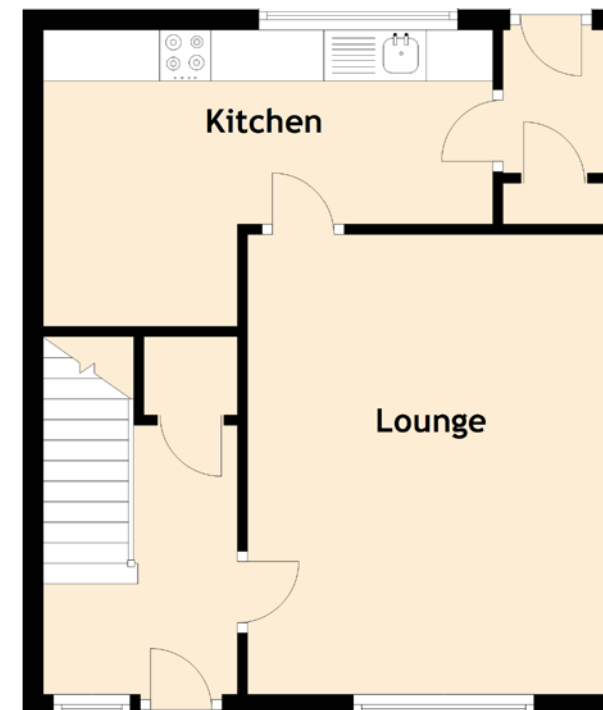
Bedrooms & Shower Room



The house is kept warm and comfortable courtesy of the double glazing and gas central heating. Ample off-street parking is available to the side aspect and there are open views to the good-sized rear garden. Early viewing is strongly advised to anyone seeking a great home which has lots of further potential and is sure to be a very popular listing.



The Details



Approximate Dimensions
(Taken from the widest point)

Lounge	4.50m (14'9") x 3.50m (11'6")
Kitchen	4.40m (14'5") x 2.90m (9'6")
Bedroom 1	4.40m (14'5") x 3.20m (10'6")
Bedroom 2	3.50m (11'6") x 3.40m (11'2")
Shower Room	1.80m (5'11") x 1.80m (5'11")

Gross internal floor area (m²): 73m²
EPC Rating: D

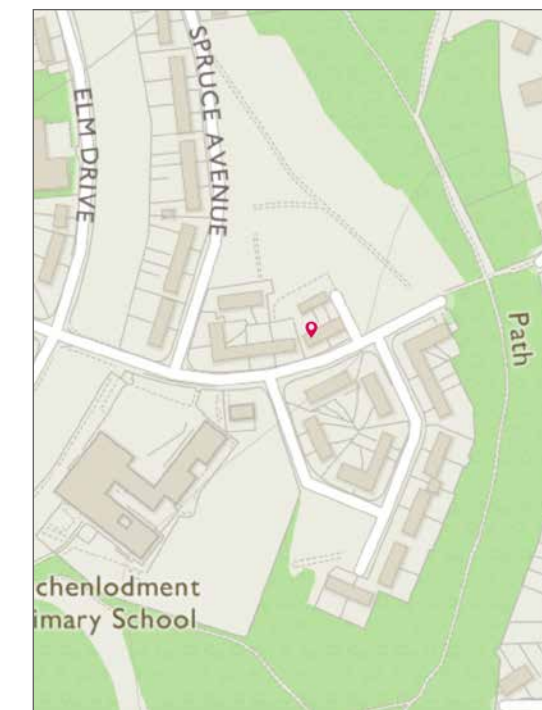


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McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474
www.mcewanfraserlegal.co.uk
info@mcewanfraserlegal.co.uk

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Text and description
KEN MEISAK
 Surveyor



Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
ALAN SUTHERLAND
 Designer