




McEwan Fraser Legal

Solicitors & Estate Agents

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60 Peockland Gardens

JOHNSTONE, RENFREWSHIRE, PA5 8AZ



The Location Johnstone

RENFREWSHIRE, PA5 8AZ

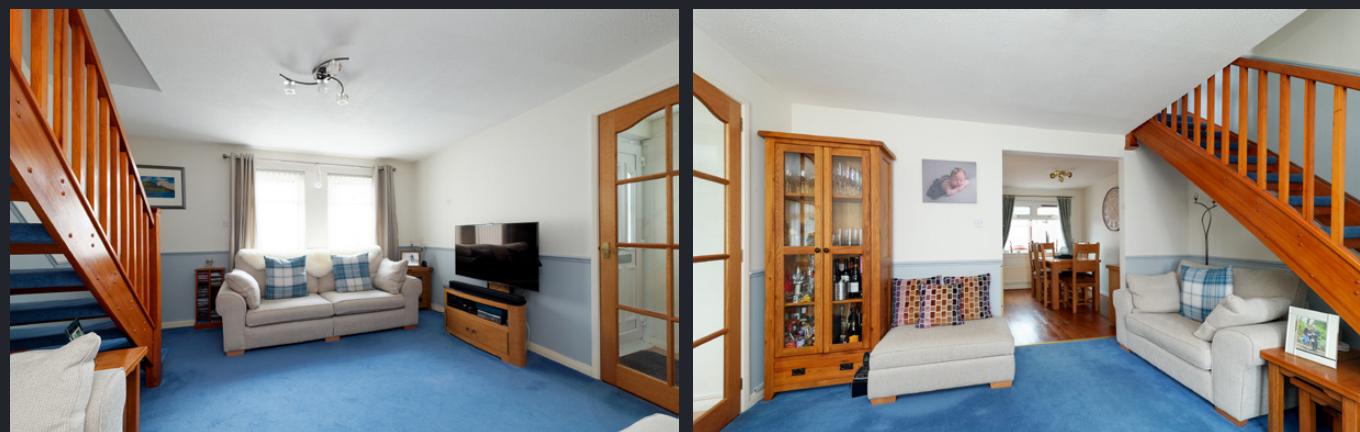
Located within this popular location, five minutes from the A737 road, Peockland Gardens offers fast access to the motorway network, with junction 29 of the M8 motorway less than 3 miles away.

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 within a five-minute walk) provides access to Paisley and Glasgow City Centre to the East and is on the Ayr line going West.

The local primary schools are 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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McEwan Fraser Legal is delighted to introduce to the market this three bedroom semi-detached villa formed over two levels positioned in a popular pocket of Johnstone. The current owners have designed the property well to maximise the natural available light to create a modern ambience. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality.

An entrance hallway allows access to all apartments on this level. The open plan formal lounge/dining area has a range of furniture configurations with access to the kitchen is thereafter. The fitted kitchen has a good range of floor and wall mounted units with a striking work surface, creating a fashionable and efficient workspace. It is further complemented with a host of integrated appliances. The conservatory to the rear overlooks the rear garden and will be popular with all members of the family.

The crisp and contemporary styling continues in the upstairs accommodation. This level comprises of three bedrooms. The current owners have transformed bedroom three into an office, but could easily be converted back into a third bedroom. All of the bedrooms are bright and airy with a range of furniture configurations and space for additional free-standing furniture if required. A contemporary bathroom suite completes the accommodation internally.

Externally the property benefits from private front and rear garden grounds with the added bonus of a driveway providing off-road parking. The property also features gas central heating and double glazing, helping to ensure a warm, yet cost-effective, living environment all year round.





Specifications & Details

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

| | |
|--------------|--------------------------------|
| Lounge | 4.20m (13'9") x 4.00m (13'1") |
| Dining Area | 3.10m (10'2") x 2.30m (7'7") |
| Kitchen | 3.20m (10'6") x 1.90m (6'3") |
| Conservatory | 3.60m (11'10") x 3.00m (9'10") |
| Bedroom 1 | 3.60m (11'10") x 2.50m (8'2") |
| Bedroom 2 | 3.20m (10'6") x 2.40m (7'10") |
| Bedroom 3 | 2.30m (7'7") x 1.60m (5'3") |
| Bathroom | 2.30m (7'7") x 1.40m (4'7") |

Gross internal floor area (m²): 66m² | EPC Rating: C

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

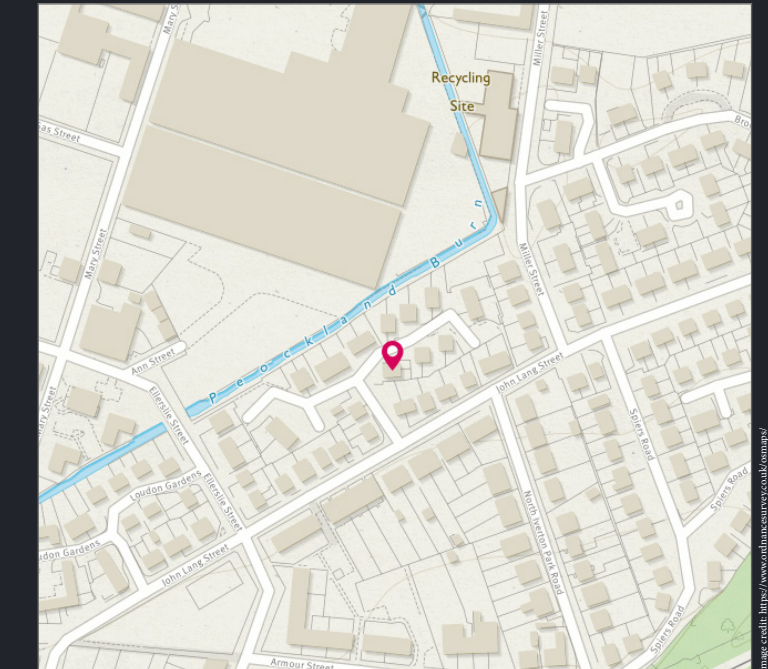


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**Part
 Exchange
 Available**

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Text and description
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 Photographer



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