

# Flat 1, 1-2 Dimity Street

JOHNSTONE, RENFREWSHIRE, PA5 8EW



*A completely renovated two bedroom first floor flat,  
positioned in a popular pocket of Johnstone*



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We are delighted to offer to the market this excellent one/two bedroom apartment, set in a popular area with great transport links nearby. The property has just been fully renovated throughout and would make a great home for any young couple, first-time buyer or those looking to down size, alternatively it would make a solid Buy-To-Let investment property.

# THE LOUNGE/KITCHEN



The apartment has been well designed to maximize the natural available light and create a modern and spacious home to enjoy. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality, with a seductively elegant open-plan living and kitchen area. The open-plan kitchen extends into the living space. The kitchen is a feast of contemporary chic, with streamlined work surfaces. There is also a host of integrated appliances with plumbed space - all offering both convenience and functionality.





The crisp and contemporary styling continues in the two bedrooms. Both of which are bright and airy with a range of furniture configurations. Any of the rooms can be transformed to meet each individual purchaser's needs and requirements. One of the bedrooms could be utilised as a formal lounge with the kitchen and living area becoming a more formal dining area. A stunning family bathroom suite with overhead shower completes the impressive accommodation internally.

The apartment is kept warm, comfortable and secure via the gas central heating, double glazing and secure door entry system.

## BEDROOM 1





# BEDROOM 2



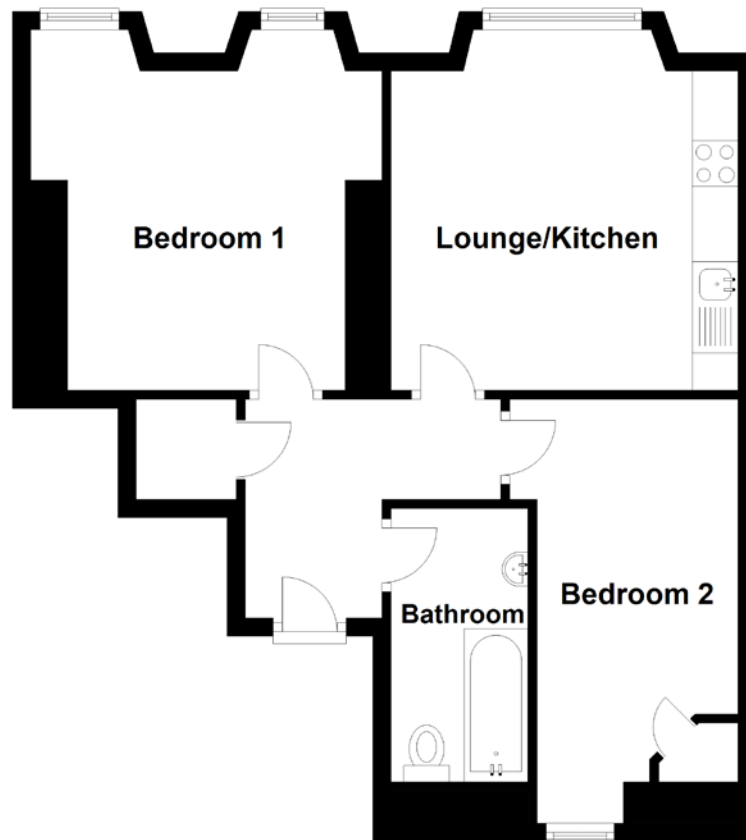


# THE BATHROOM





# FLOOR PLAN, DIMENSIONS & MAP

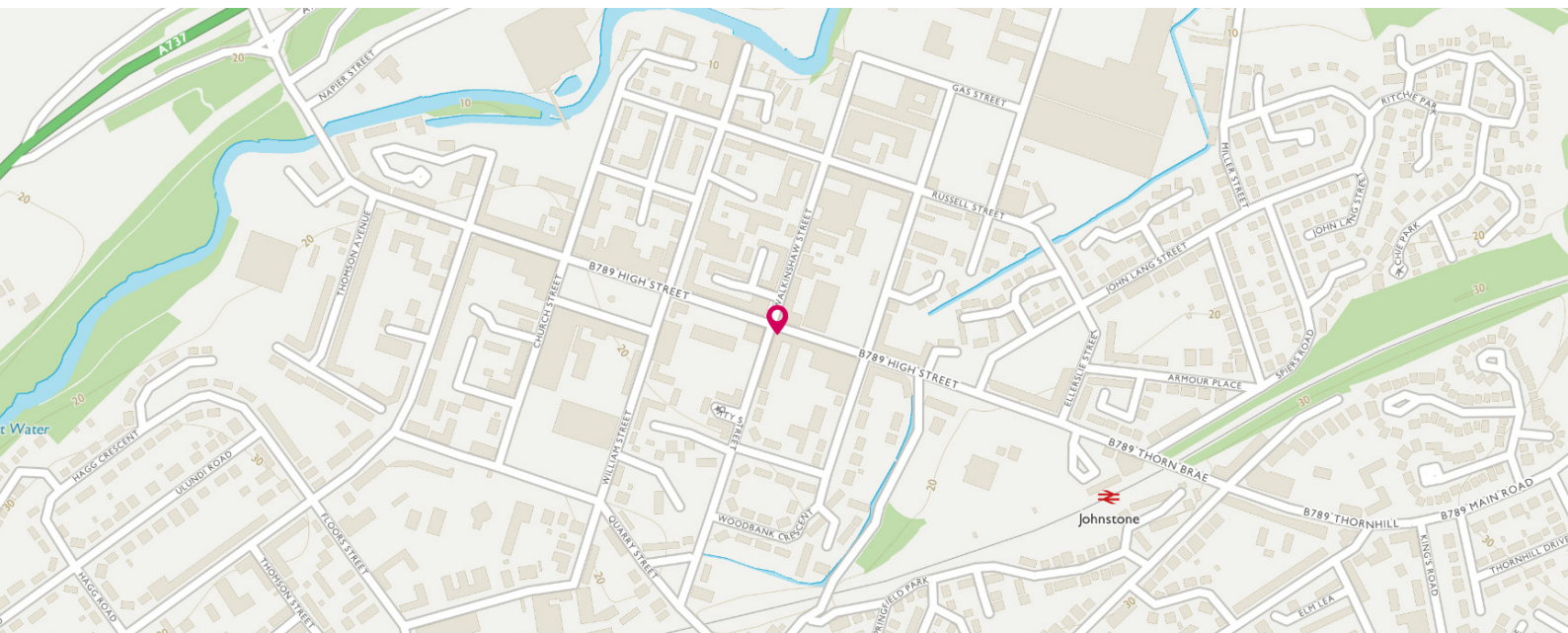


Approximate Dimensions  
(Taken from the widest point)

Gross internal floor area (m<sup>2</sup>): 48m<sup>2</sup>  
EPC Rating: C

Lounge/Kitchen	3.95m (13') max x 3.80m (12'6")
Bedroom 1	3.95m (13') x 3.85m (12'7")
Bedroom 2	4.20m (13'9") x 2.20m (7'3")
Bathroom	3.00m (9'10") x 1.50m (4'11")

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings. The apartment has also been fully re-wired and all relevant certificates are available on request.





# THE LOCATION

Located in this popular location, close to the main A737 road, Millview Crescent 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 (which is within a short walk) 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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