

# Chimneys

25 ULUNDI ROAD, JOHNSTONE, RENFREWSHIRE, PA5 8TF



*A TRADITIONAL THREE BEDROOM  
SEMI-DETACHED HOUSE*



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We are delighted to bring to the market this striking three-bedroom, semi-detached villa which will appeal to a wide variety of potential purchasers looking for their ideal home. In terms of location, layout, style and detail, the property can be adapted to meet each individual's needs and requirements. The owner has created a modern look and also inside this stunning home, you will find exceptional design and an inspired layout, over two levels that provides light-filled and spacious accommodation. The traditional features will appeal to a variety of purchasers. The 'home' is offered to the market in walk-in condition. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout. Once inside, discerning purchasers will be greeted with a first-class specification.

## The Property

A welcoming entrance hallway sets the tone and allows access to all rooms on this level. On the lower level, you will find an immediately impressive formal lounge that boasts a beautiful outlook from the bay window and a feature wood burner as its focal point. This is the perfect ambience to unwind in after a hard day. The kitchen has a good range of floor and wall-mounted units with a striking worktop. It is further complemented with a host of integrated appliances. Another impressive room is the formal dining room which will be popular with all members of the family. It's easy to imagine the evenings of fine dining this zone has played host to. A useful shower room completes the accommodation on this level.





# The Kitchen







**Dining Room**





Journeying upstairs, you will discover three bright and airy well-appointed bedrooms. All of the bedrooms have a range of furniture configurations and space for additional free-standing furniture if required. A stunning bathroom completes the accommodation internally.





**Bedroom 1**







**Bedroom 2**

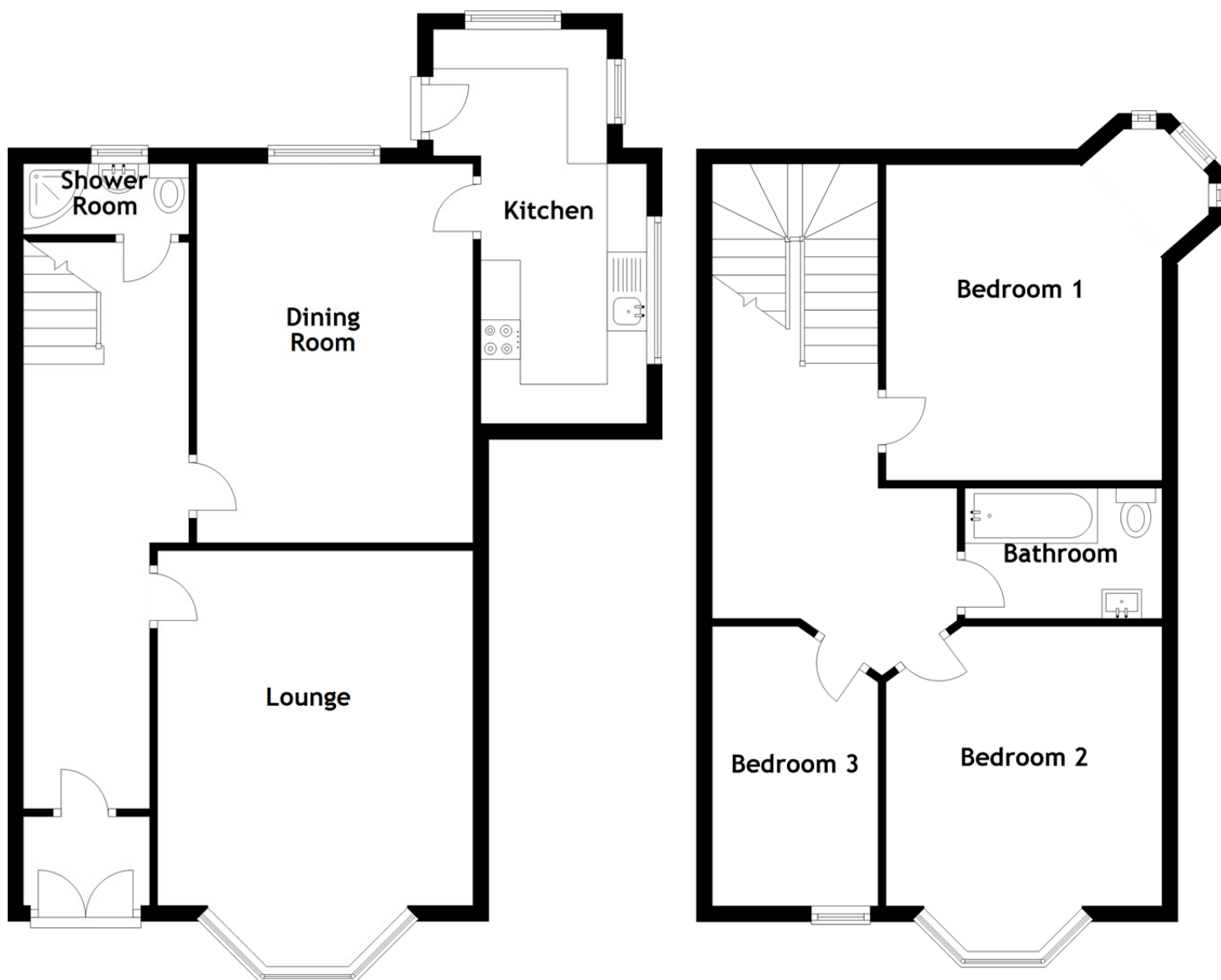




**Bedroom 3**







**Approximate Dimensions**

(Taken from the widest point)

Lounge	5.55m (18'3") x 4.50m (14'9")	Bedroom 3	3.55m (11'8") x 2.10m (6'11")
Kitchen	5.00m (16'5") x 2.10m (6'11")	Bathroom	2.50m (8'2") x 1.65m (5'5")
Dining Room	4.80m (15'9") x 3.50m (11'6")	Gross internal floor area (m <sup>2</sup> ):	122m <sup>2</sup>
Shower Room	2.10m (6'11") x 0.90m (2'11")	EPC Rating:	D
Bedroom 1	4.00m (13'2") x 3.50m (11'6")		
Bedroom 2	3.55m (11'8") x 3.50m (11'6")		

The garden grounds are a sheer delight, especially the enclosed garden to the rear. Many a summer's evening will be spent in this zone enjoying the peace and quiet.

A large driveway provides off-road parking for a number of vehicles and a large wooden garage thereafter. The high specifications of this family home also include; gas central heating and double-glazing, to ensure a warm yet cost-effective way of living all year round.



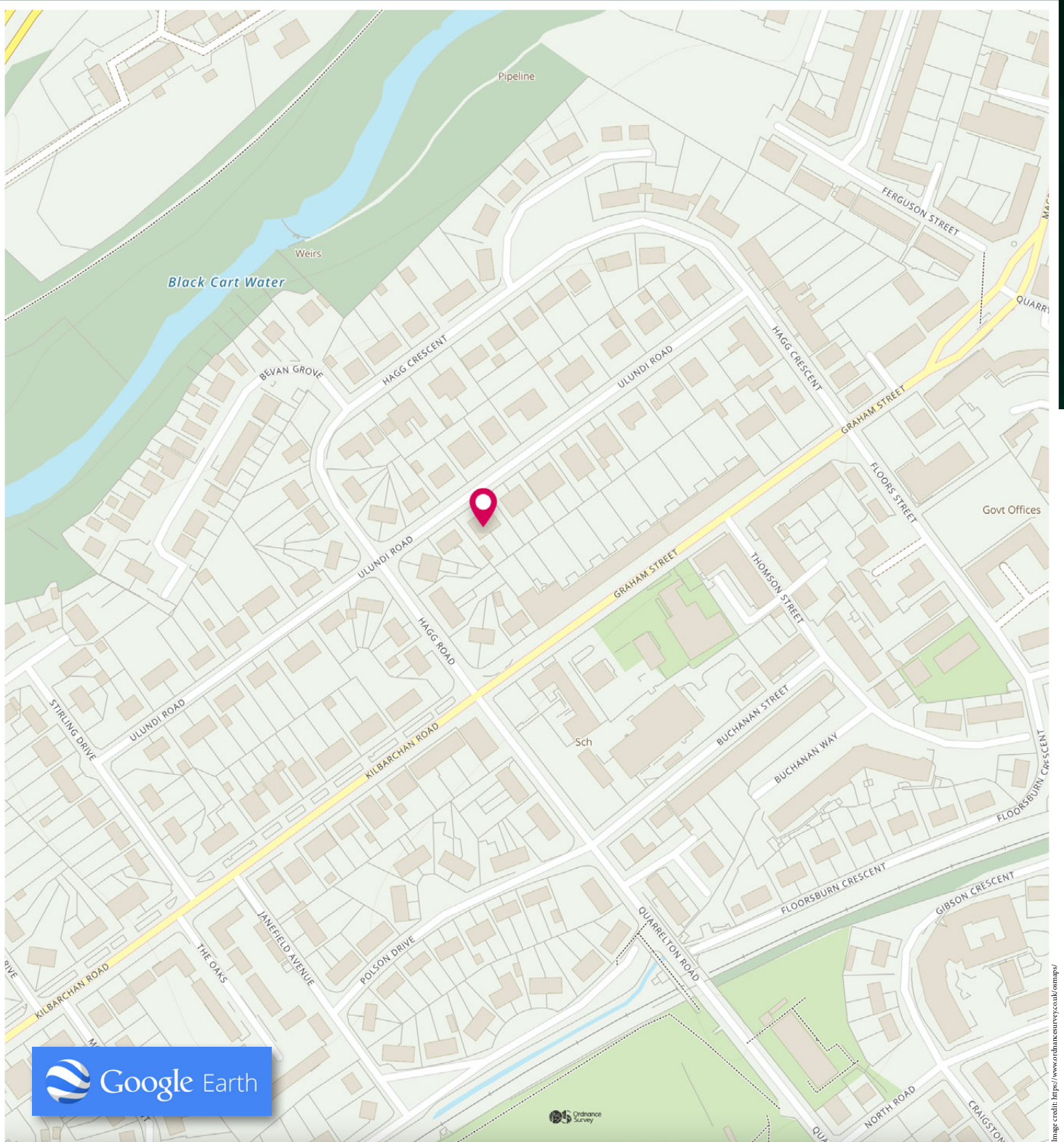


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Located in this popular location, close to the main A737 road, Ulundi Road offers fast access to the motorway network, with junction 29 of the M8 motorway less than three miles away. You can be in central Glasgow in about twenty minutes, while the 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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