

10 Hallhill Circle

JOHNSTONE, PA5 0TL



A tastefully decorated two bedroom terraced house - the ideal property for a first time buyer, young family or those looking to downsize



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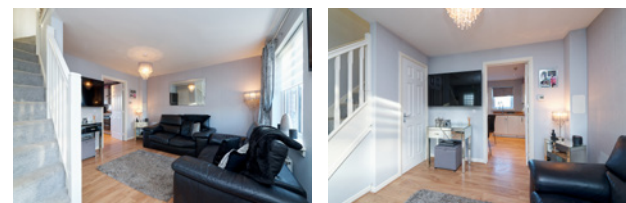


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We are delighted to bring to the market this well-presented two-bedroom mid-terrace house, tucked away in a popular area. The property was built six years ago and is in walk-in condition. The property is split over two levels and will appeal to a variety of people looking for their ideal home. Once inside, discerning purchasers will be greeted with a first-class specification.

THE LOUNGE



Stepping through the main entrance into the welcoming vestibule gives you access to all rooms on this level. The formal lounge is flooded with natural light and boasts an interesting outlook. This room has a really cosy feel to it and is the perfect ambience in which to unwind.

THE KITCHEN



The kitchen has been fitted to include a modern range of floor and wall-mounted units, with a contrasting work surface, providing an efficient workspace. There is a host of integrated appliances with plumbed space for free-standing appliances. A useful WC completes the accommodation on this level.





Journey upstairs the crisp and contemporary styling continues into the two well-appointed bedrooms. Both of the bedrooms are bright and airy with a range of furniture configurations and space for additional free-standing furniture if required. The contemporary family bathroom suite completes the impressive accommodation internally.

THE BATHROOM



BEDROOM 1



BEDROOM 2



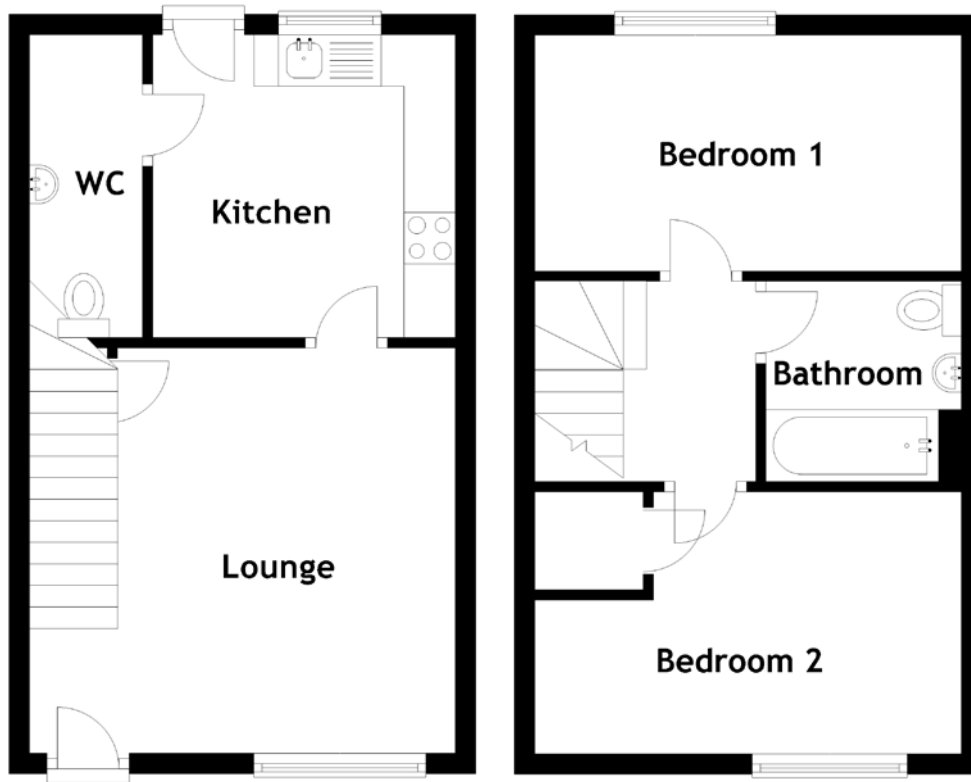
Externally, there are parking spaces for two vehicles at the front of the property with a fully enclosed private garden to the rear. The well-maintained garden grounds to the rear are a sheer delight, especially in the summer months.

For additional comfort, this family home benefits from double glazing and gas central heating, sure to make this a cosy yet cost-effective home all year round.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP

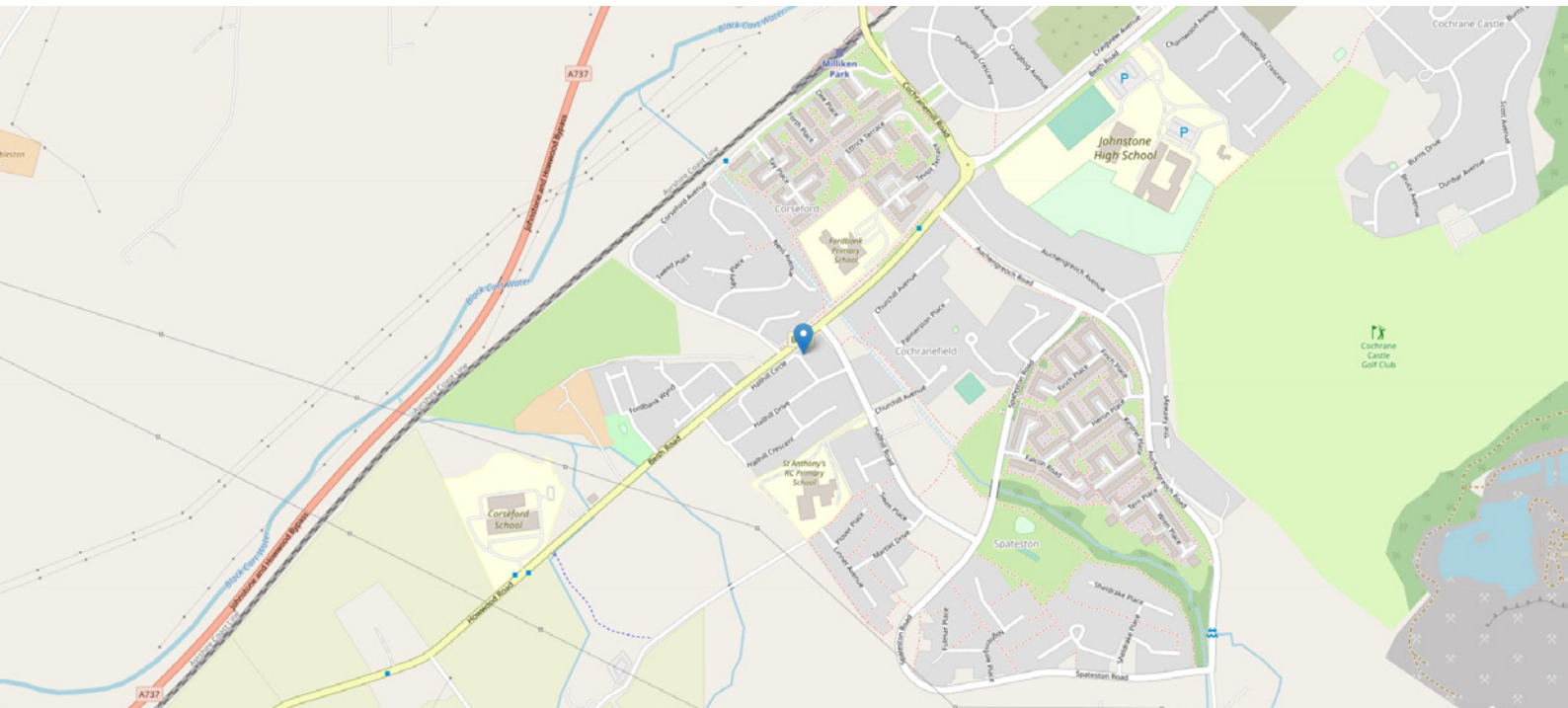


Approximate Dimensions (Taken from the widest point)

Lounge	4.15m (13'7") x 3.95m (13')
Kitchen	2.95m (9'8") x 2.95m (9'8")
WC	2.95m (9'8") x 1.15m (3'9")
Bedroom 1	4.15m (13'7") x 2.30m (7'6")
Bedroom 2	4.15m (13'7") x 2.65m (8'8")
Bathroom	1.95m (6'5") x 1.90m (6'3")

Gross internal floor area (m²): 57m²
EPC Rating: C

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds. Furniture is negotiable with the seller.



THE LOCATION

Located in this popular location, close to the main A737 road, Hallhill Circle 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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