

60 Finch Place

JOHNSTONE, RENFREWSHIRE, PA5 0RN



*A WELL PRESENTED THREE
BEDROOM MID-TERRACED VILLA*



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk





Part Exchange available. We are delighted to bring to the market this tastefully decorated three-bedroom mid-terraced family home, positioned in a popular pocket of Spateston, Johnstone. Inside the property, you will find a light-filled and spacious accommodation with an inspired layout over two levels. Great emphasis has been placed on the creation of easily managed and free-flowing space on a bright and fresh layout.

A hallway entrance leads to all apartments on this level. A bright and airy lounge is flooded with natural light from the picture window to the front and the doors to the rear. This room in the perfect ambience in which to unwind after a hard day. An added bonus is the conservatory to the rear which allows you to enjoy the view over the rear garden.

The kitchen has been fitted to include a modern range of floor and wall-mounted units with a contrasting worktop, creating a fashionable and efficient workspace. It also benefits from a host of integrated appliances. An added bonus is the WC positioned on this level.







The clear, crisp and contemporary styling continues into the three well-proportioned bedrooms on the first-floor level. All of the bedrooms have a range of furniture configurations and space provided for additional free-standing furniture if required. A stunning four-piece family bathroom suite completes the impressive accommodation internally.





Bedroom 2



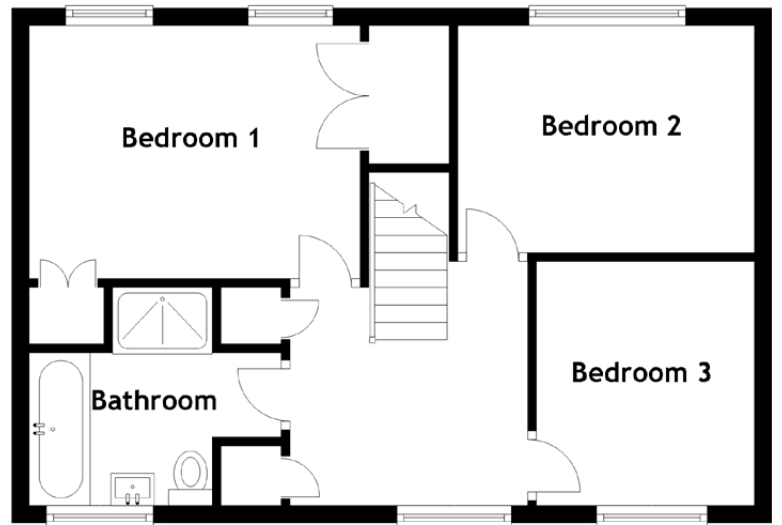
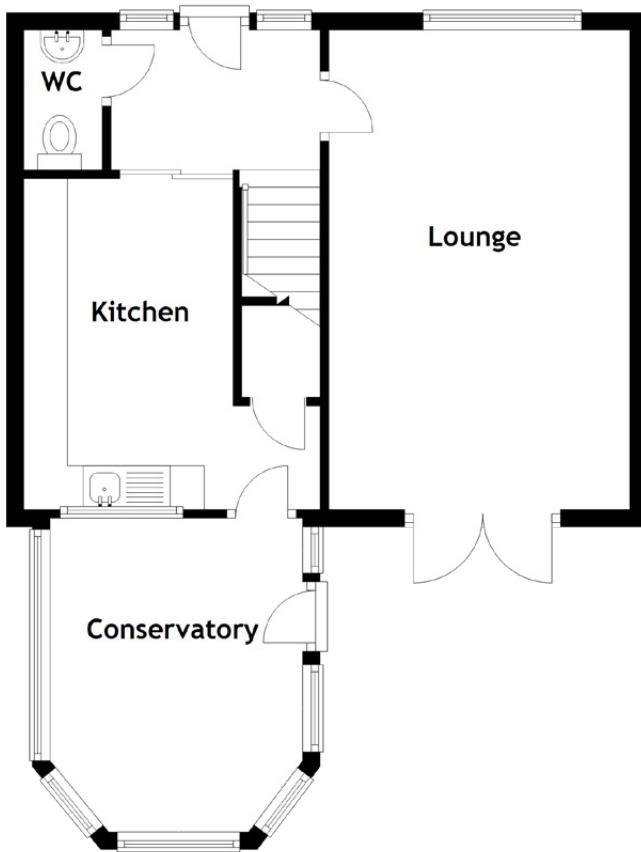


Bedroom 3









Approximate Dimensions
(Taken from the widest point)

Lounge	5.50m (18'1") x 3.45m (11'4")
Kitchen	3.80m (12'6") x 3.40m (11'2")
Conservatory	3.60m (11'10") x 2.90m (9'6")
WC	1.60m (5'3") x 0.90m (2'11")
Bedroom 1	3.80m (12'5") x 2.90m (9'6")
Bedroom 2	3.40m (11'2") x 2.60m (8'6")

Bedroom 3	2.80m (9'2") x 2.50m (8'2")
Bathroom	2.10m (6'11") x 1.75m (5'9")

Gross internal floor area (m²): 90m²

EPC Rating: D

Externally, to the front there is a space provided for one car with a selection of spaces for additional cars thereafter. The rear garden is fully enclosed, which provides a safe environment for children. Many a summer's evening will be spent in this zone enjoying the peace and quiet. The high specifications of this family home also include double glazing and gas central heating for a warm yet cost-effective way of living all year round.

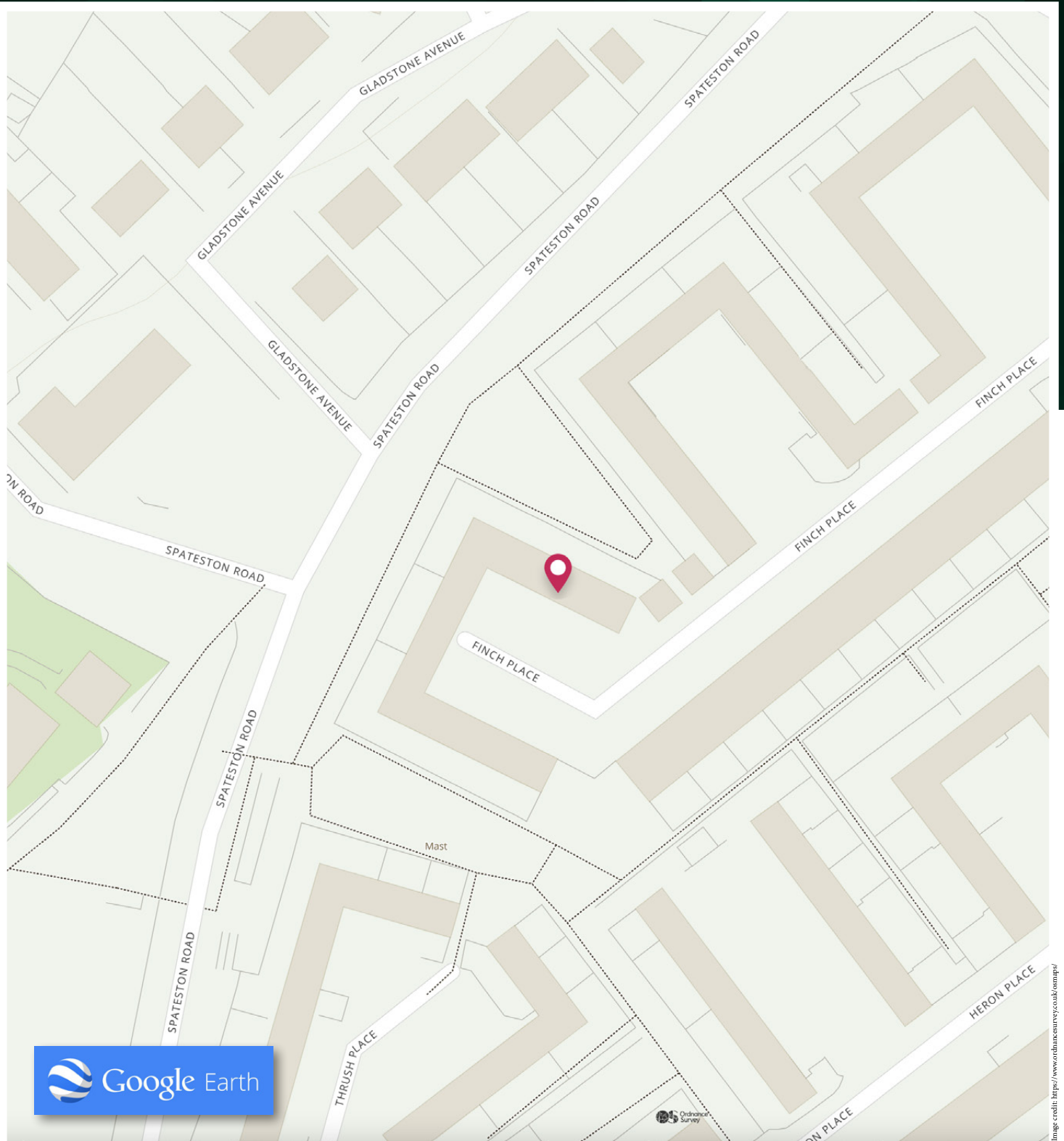




Finch Place offers fast access to the motorway network, with junction 29 of the M8 motorway, under three miles away. You can be in central Glasgow in about twenty minutes, while the airport is just four miles, less than ten minutes away.

The train station which is walking distance provides access to Paisley and Glasgow city centre. Journeys to Ayr, Largs, Ardrossan and Irvine are also available. 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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk

Part
Exchange
Available



THE SUNDAY TIMES
THE TIMES



Text and description
DIANE KERR
Area Manager



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
ALAN SUTHERLAND
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.