

# 36E Graham Street

JOHNSTONE, RENFREWSHIRE, PA5 8QY



*A bright and spacious three bedroom flat, positioned in a popular pocket of Johnstone*



0141 404 5474



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

We are delighted to introduce to the market this spacious three-bedroom apartment, which has been tastefully decorated throughout. The flat has been designed to maximise the natural available light to create a modern ambience and has been decorated throughout with a contemporary theme. As one would expect, room dimensions are very fair and the accommodation has been arranged to offer both flexibility and individuality.

# THE LOUNGE



On entering this property, the welcoming hallway provides access to all apartments. An impressive formal lounge is flooded with natural light with a feature fire and a surround as its focal point. The fitted kitchen includes a good range of floor and wall-mounted units with a contemporary work surface, creating a fashionable and efficient workspace. It is further complemented by a host of integrated appliances.

# THE KITCHEN





The three bright and airy well-appointed bedrooms have a range of furniture configurations and space for additional free-standing furniture if required. Any of the bedrooms can be transferred to meet each individual purchaser's needs and requirements. The contemporary bathroom completes the impressive accommodation internally.

## THE BATHROOM



# BEDROOM 1



# BEDROOM 2



# BEDROOM 3



Double glazing and gas central heating are provided throughout to create a warm, yet cost-effective way of living all year round.

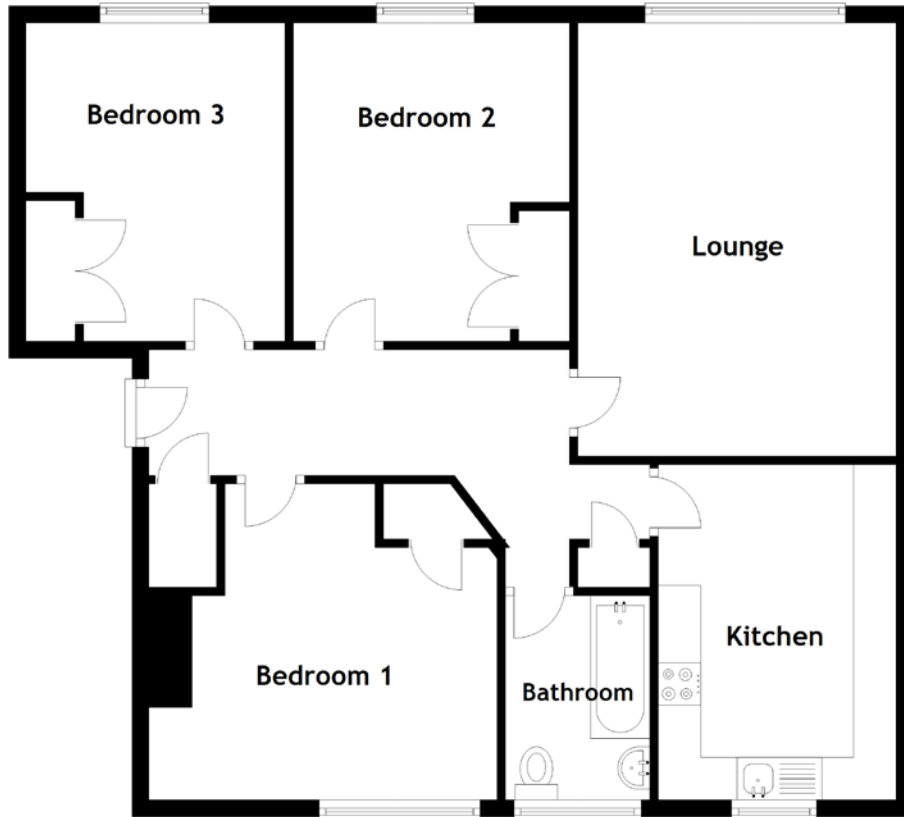
Externally there is on-street parking with a communal garden to the rear, which is a suntrap in the summer months.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

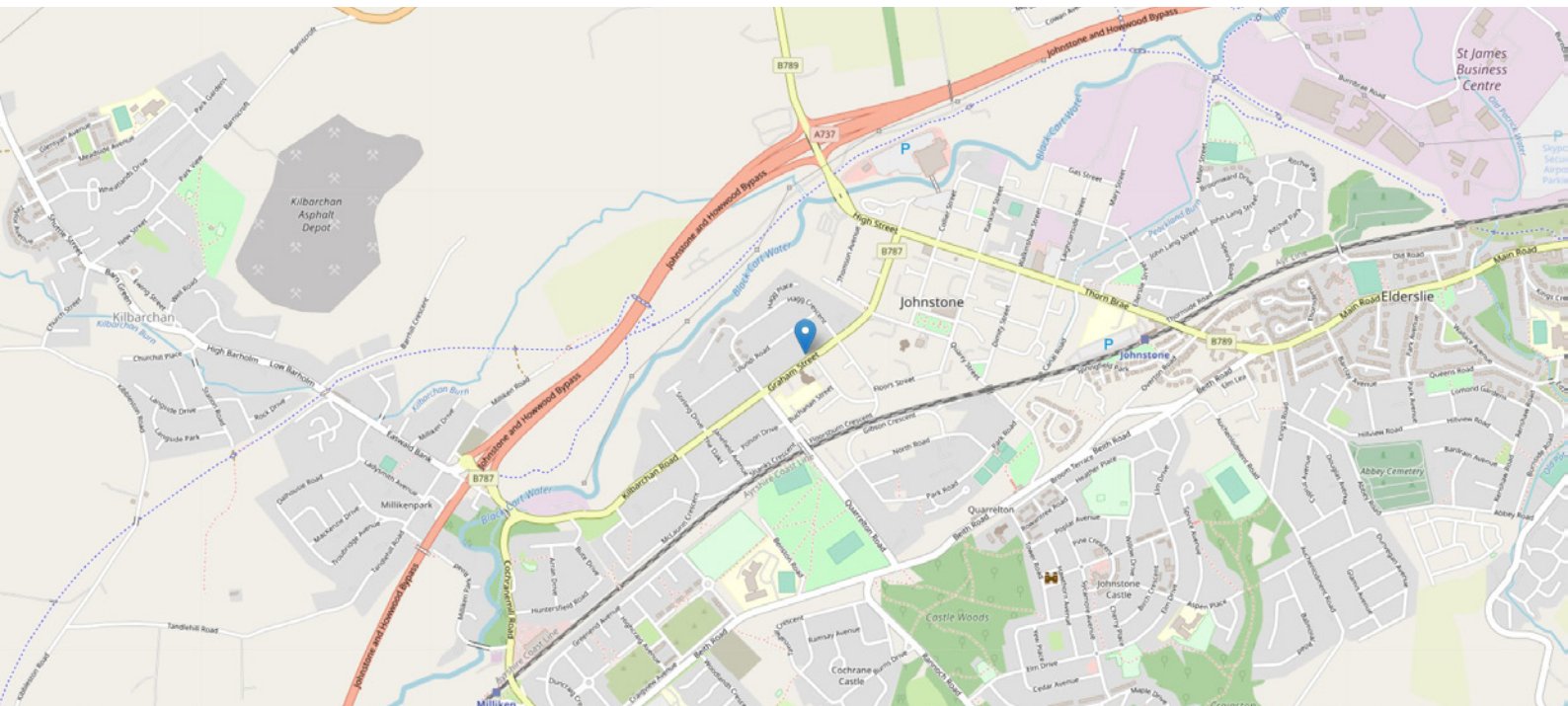
Lounge	5.10m (16'9") x 3.75m (12'4")
Kitchen	3.95m (12'11") x 2.80m (9'2")
Bathroom	2.40m (7'11") x 1.70m (5'7")
Bedroom 1	4.10m (13'5") x 2.40m (7'11")
Bedroom 2	3.75m (12'4") x 3.25m (10'8")

Bedroom 3

3.75m (12'4") x 3.05m (10')

Gross internal floor area (m<sup>2</sup>): 77m<sup>2</sup>  
EPC Rating: D

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



# THE LOCATION

Located in this popular location, close to the main A737 road, Graham Street 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.



# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0141 404 5474

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)



Text and description  
**DIANE KERR**  
Area Manager



Layout graphics and design  
**ALLY CLARK**  
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.