



**ELLE MARIE**  
PROPERTY

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**13 CHESTNUT PLACE, JOHNSTONE, PA5 9SZ**



**PROPERTY ADDRESS: 13 CHESTNUT PLACE, PA5 9SZ**

ELLE MARIE PROPERTY is pleased to present to the market this 2-bedroom end of terrace villa located in popular Chestnut Place, Johnstone. Presented to the market in good condition, the property benefits from entrance porch to generous dual aspect lounge, fitted kitchen, 2 generous bedrooms, bathroom and large store cupboard. Externally the property enjoys a nice position with large external boundary with front lawn and rear enclosed garden. Early viewing is advised, in more detail, the property comprises:

**LOUNGE**

The dual aspect lounge is generous in size with neutral wall décor. There is good space for lounge furniture and furnishings.

**KITCHEN**

The kitchen comprises a range of wall and floor units with integrated fridge and freezer. modern with wall and floor units. There is ample space for freestanding appliances. The wall décor is neutral with partial wall panelling and the flooring is laminate.

**BEDROOM 1**

Bedroom 1 is front facing and generous in size with neutral wall décor and carpet. There is good space for bedroom furniture and furnishings.

**BEDROOM 2**

Bedroom 2 is double in size and is rear facing with neutral wall décor and carpet. There is good space for bedroom furniture and furnishings. Bedroom 2 also benefits from 2 built-in cupboards.

**BATHROOM**

The bathroom comprises bath with electric wall-mounted shower, WC, and wash-hand basin. The wall décor is neutral with partial wet wall panelling.

**EXTERNAL**

Externally, the property benefits from generous boundary with large front lawn and rear enclosed garden. There is resident's parking to the front of the property.

EPC Rating: F

**Dimensions:**

Lounge: 18'1"x18'1"

Kitchen: 10'4"x10'5"

Bedroom 1: 15'x9'2"

Bedroom 2: 15'x8'6"

Store: 6'2"x6'2"

Bathroom: 6'x5'8"













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Viewing: by appointment only  
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These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. The photographs are for illustrative purposes only. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given as to their working order. Fixtures, fittings and other items are not included unless specifically described. All measurements are approximate and for guidance only.

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