



14 Alder Place, Johnstone, PA5 0DE

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Description

Beautifully presented mid terrace house within Alder Place, Johnstone, which is an ever popular area, close to the primary school, local park and play area.

The accommodation comprises entrance hallway with storage cupboard, spacious lounge with dining area and windows to the front and rear allowing natural light to flood the room. Newly fitted modern kitchen with a good selection of floor and wall mounted storage units, integrated oven, hob and hood as well as plenty of work top surface area and rear door giving access to the garden.

On the upper level there are two good size bedrooms, bedroom one has a storage cupboard. On the upper landing there is a storage cupboard and access to the loft is via a loft hatch. Finally, is the newly fitted white three piece shower room which consists of a shower cubicle, w.c and wash hand basin.

The property further benefits gas central heating, double glazing, front and rear gardens. The rear garden has a delightful decked area, paved terrace and a solid garden shed/workshop.

This would be an excellent purchase for the first time buyer/family/investors. Viewing is highly advised to fully appreciate.

Renfrewshire Council, Tax Band B.

EPC Rating

The property location offers easy access to a wide range of local shops, supermarkets, nursery, primary and high schools which are situated within Johnstone. There is also a reliable bus service linking Johnstone with surrounding areas.

Johnstone Railway Station, provides excellent transport links to Paisley (5 minutes); Glasgow (15-20 minutes) and throughout Ayrshire including Prestwick International Airport.

There are shopping outlets, a super store, cinema complex and many eating out places at the local Phoenix centre a few miles away. The nearby A737 links to the M8 providing access to Glasgow International Airport and further a field to Braehead and Silverburn shopping centre's, and Glasgow city centre.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

Reception Hallway
8'8" (2.64m) x 7'3" (2.21m)

Lounge
20'2" (6.15m) x 10'6" (3.2m)

Kitchen
11'2" (3.4m) x 7'2" (2.18m)

Bedroom One
9'4" (2.84m) x 14'10" (4.52m)

Bedroom Two
10'6" (3.2m) x 11'4" (3.45m)

Shower Room
5'9" (1.75m) x 6'4" (1.93m)




Total area: approx. 62.5 sq. metres (673.2 sq. feet)