

1/1, 2 Overton Crescent, Johnstone, PA5 8JB

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JOHNSTONE \* PAISLEY \* RENFREW

# 1/1, 2 Overton Crescent, Johnstone, PA5 8JB

## Description

Traditional first floor flat with delightful views, in a quiet location close to the train station, well placed for local amenities.

A well presented, traditional tenement flat within central location. The property comprises security entry to the communal close with communal rear garden area. A welcoming reception hallway giving access off to all apartments, large bay windowed lounge to the front of the property, fitted kitchen with a selection of floor and wall mounted storage units, as well as worktop surface area, and integrated oven and hob. The double bedroom has great views across to the hills, there is a study or box room, along with the three piece tiled bathroom with over head shower.

The property also offers gas central heating and double glazing. This is a fantastic flat, well located for amenities, and should be viewed to fully appreciate.

Renfrewshire Council, Tax Band B.

EPC Rating Band C.

Johnstone itself offers local shopping, sports/recreational facilities and schooling. The neighbouring countryside caters for a wide range of sports/leisure activities including fishing, golf and all equestrian pursuits.

The property is a short walk from Johnstone Railway Station, providing excellent transport links to Paisley (5 minutes); Glasgow (15-20 minutes) and throughout Ayrshire including Prestwick International Airport. The M8 motorway network provides access to most major towns and cities throughout the central belt of Scotland, whilst Glasgow International Airport provides access to destinations further afield.

**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  
15'9" (4.8m) x 7'11" (2.41m)

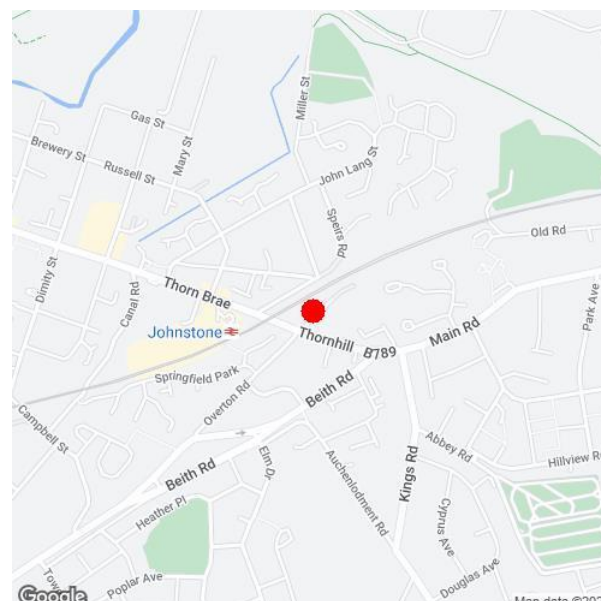
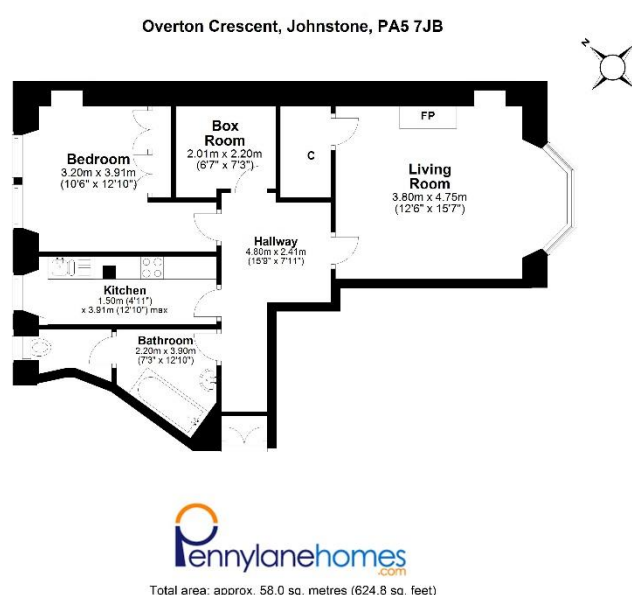
Lounge  
12'6" (3.81m) x 15'7" (4.75m)

Kitchen  
14'11" (4.55m) x 12'10" (3.91m)

Bedroom  
10'6" (3.2m) x 12'10" (3.91m)

Boxroom  
6'7" (2.01m) x 7'3" (2.21m)

Bathroom  
7'3" (2.21m) x 12'10" (3.91m)



Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.