



 Emmerson Homes

**FOR SALE**

**6 Arran Drive, Johnstone, PA5 8PS**

01505 331114 | 36 High Street, Johnstone, PA5 8AH | info@emmersonhomes.com

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# 6 Arran Drive, Johnstone, PA5 8PS

## Description

Mid Terrace Villa in a popular residential area in Johnstone, close to local amenities and transport links. The property provides great family accommodation with excellent outdoor space.

The property comprises of a entrance hallway which gives access to both the ground floor accommodation and stairs to the upper level. Off the hallway to the front of the property lies the lounge and generous window allowing light to flow through the room. From the lounge is a sizable dining room with French doors leading to the rear the garden. The kitchen has a selection of floor and wall mounted storage units and there is also a door for access to the rear garden.

On the upper level there are three good sized double bedrooms and the three piece bathroom with shower over the bath. There is ample storage in the upper hallway.

This property offers excellent living accommodation with the added benefits of double glazing, gas central heating, front and rear gardens.

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 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.

We are your local estate agents based in the heart of Johnstone. Whether you're selling or buying, you're in good hands with us. Feel free to submit a contact form and get in touch with your local property experts.

**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.

## Room Measurements

Entrance Hall  
7'3" (2.21m) x 3'11" (1.19m)

Hallway  
3'10" (1.17m) x 13'9" (4.19m)

Lounge  
12'4" (3.76m) x 14'10" (4.52m)

Dining Room  
9'4" (2.84m) x 11'8" (3.56m)

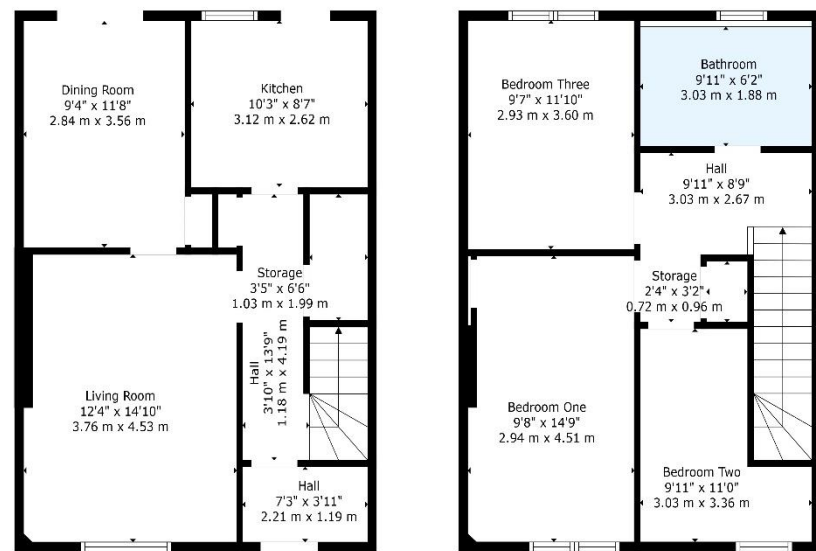
Kitchen  
10'3" (3.12m) x 8'7" (2.62m)

Bedroom One  
9'8" (2.95m) x 14'9" (4.5m)

Bedroom Two  
9'11" (3.02m) x 11'0" (3.35m)

Bedroom Three  
9'7" (2.92m) x 11'10" (3.61m)

Bathroom  
9'11" (3.03m) x 6'2" (1.88m)



Floor 1

Floor 2



TOTAL: 1045 sq. ft. 97 m<sup>2</sup>  
FLOOR 1: 515 sq. ft. 48 m<sup>2</sup>; FLOOR 2: 530 sq. ft. 49 m<sup>2</sup>  
EXCLUDED AREAS: STORAGE: 30 sq. ft. 3 m<sup>2</sup>

\*Floor Plan Created By Calliopa App. Measurements Deemed Highly Reliable Do. Not Guaranteed.



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.

