



For Sale | 49 Peockland Gardens, Johnstone, PA5 8AZ | Offers Over



Viewing by appointment only

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



2 Bedrooms | 1 Public Room | 1 Bathroom



Emmerson Homes welcome to the market this immaculate extended semi-detached villa with a stylish modern interior, enjoying an enviable position within a quiet cul de sac in this desirable residential area.

This superb family home offers spacious well laid out accommodation comprising, reception porch, good size lounge, dining room, modern fitted kitchen with access to the rear gardens, two double bedrooms and modern family bathroom. Completing this stylish home is gas central heating, double glazing, private landscaped gardens, single detached garage and driveway.

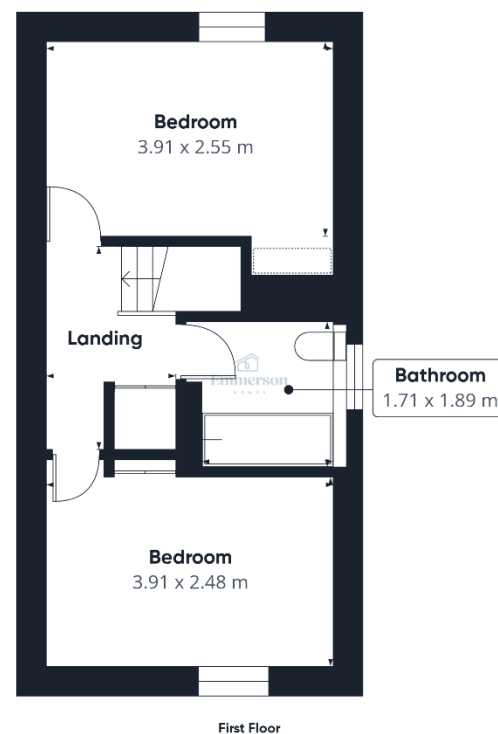
Viewing is highly advised to fully appreciate this home which is located a short distance from local schooling and transport links.

Renfrewshire Council, Tax Band D.

EPC Rating Band.

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.





Approximate total area⁽¹⁾

69.9 m²

Reduced headroom

0.8 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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.

