

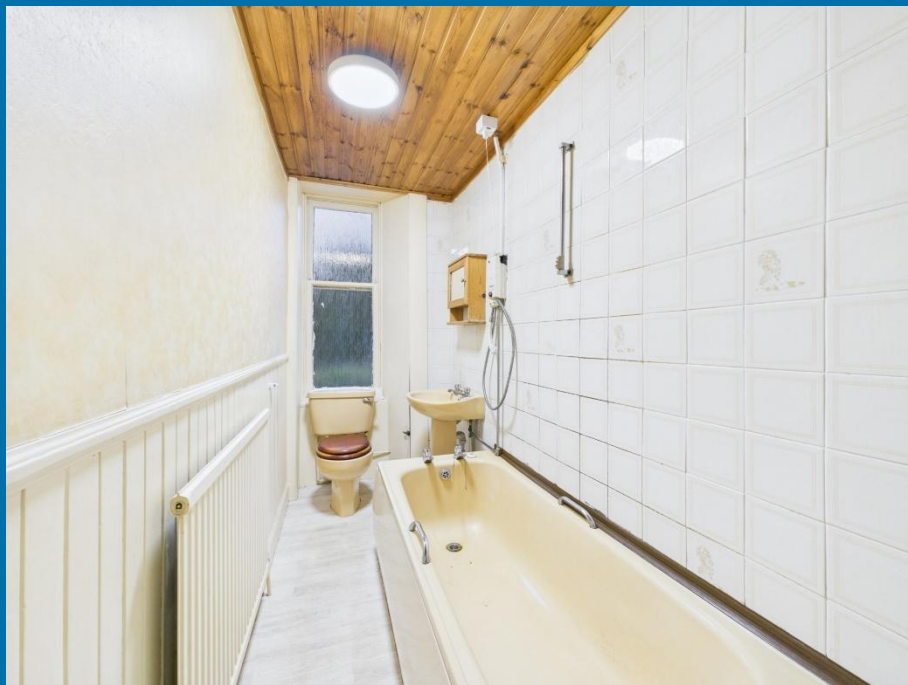


For Sale | 0/1, 10 Ewing Street, Kilbarchan, Johnstone, PA10 2JA



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 are pleased to present the traditional ground floor flat within the conservation area of Kilbarchan. The property requires a degree of modernisation throughout and would be a delightful project.

The property comprises an entrance hallway with storage cupboards. The lounge is rear facing with views out to the garden grounds and leads into the kitchen area. Both bedrooms are generous doubles and look out to the front of the property. Finally, the bathroom with a three piece suite and shower over bath.

The property benefits from secure door entry within a delightful close, gas central heating, single glazing sash & case windows as per conservation village restrictions and communal rear garden split between the three properties. The property benefits from no onward chain.

This would be an excellent purchase for a variety of buyers due to its popular locale.

Renfrewshire Council Tax Band C.

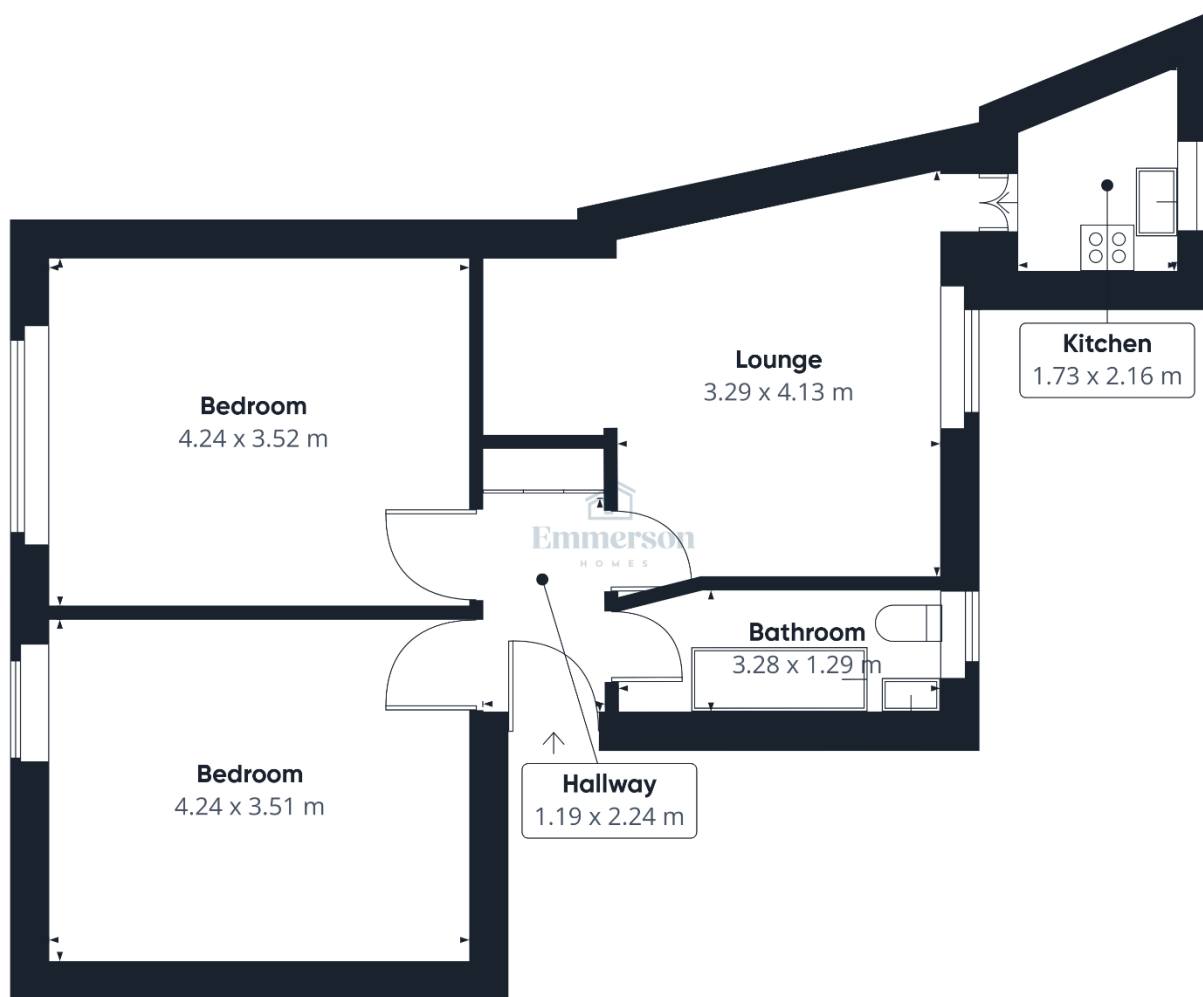
EPC Rating Band D.

Kilbarchan is an historic conservation village which offers a range of local shops and facilities and is an ideal base for the commuting client, being adjacent to the by-pass which links up with the M8 motorway for connection to Glasgow International Airport, Paisley, Braehead shopping centre, Glasgow city centre and southwards to the Ayrshire coastline. Further shopping facilities can be found in the nearby town of Johnstone which will more than adequately cater for everyday needs and requirements. There is also a train station at Milliken Park, with additional park and ride facilities available at Johnstone and Howwood.

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.





Approximate total area⁽¹⁾
56.9 m²

(1) Excluding balconies and terraces

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

GIRAFFE360



www.emmersonhomes.com | 01505 331114 | info@emmersonhomes.com

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.

