

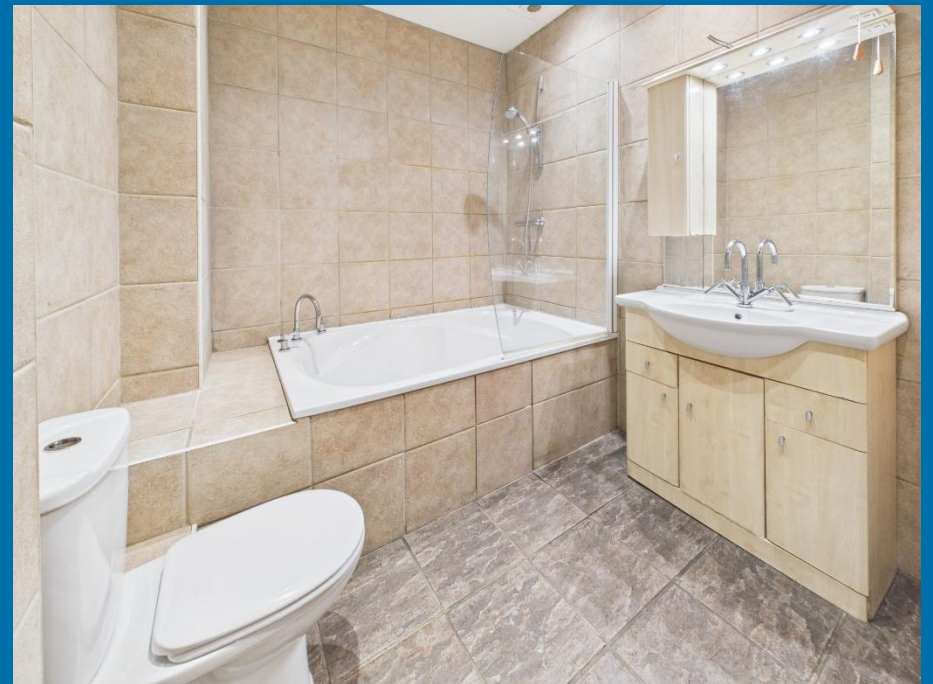
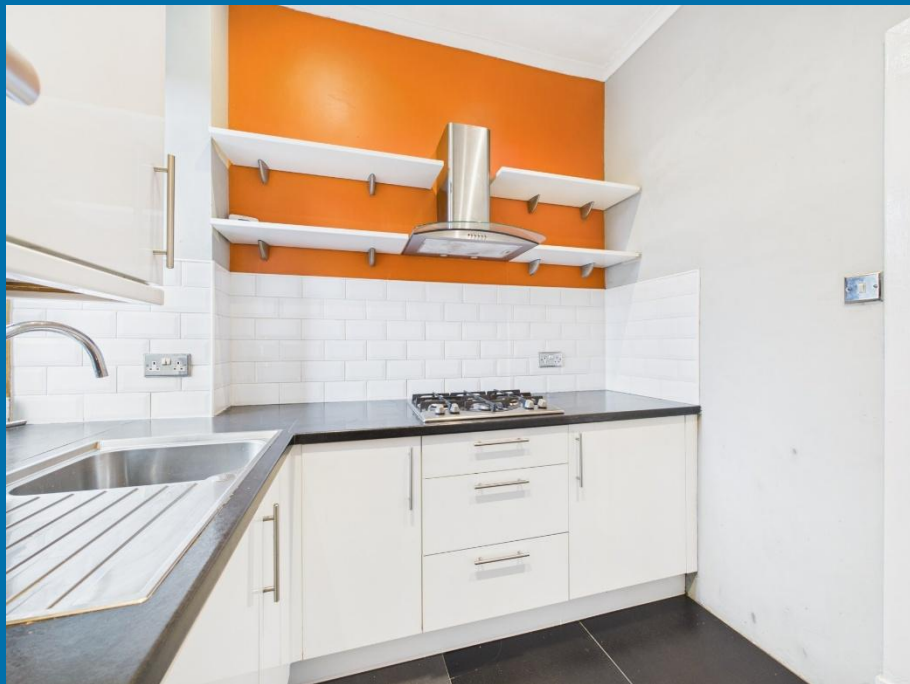


For Sale | Flat 2/2, 171 Main Road, Elderslie, Johnstone, PA5 9ES



Viewing by appointment only

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





1 Bedrooms | 1 Public Room | 1 Bathroom

Emmerson Homes are delighted to offer this traditional Top Floor Flat located in the heart of Elderslie's popular residential locale. This well presented property is ideally located for easy access to all local amenities and transport routes.

The accommodation comprises a good sized hallway with storage cupboards and loft access, generous lounge with electric fire and views to the front. The fitted kitchen has a selection of floor and wall mounted units, shelves and work surface area, integrated four ring gas hob, chimney style extractor, built in electric oven, fridge and freezer, the washing machine is in the hall cupboard. Spacious double bedroom looks to the rear garden and allocated parking space. Finally, the modern bathroom with shower over the bath, wash hand basin and wc with complimentary tiling.

The property benefits from gas central heating, double glazing, secure door entry system, clean and tidy close, store cupboard in close, communal rear garden and private parking area.

This would be an excellent purchase due to its popular residential locale. Viewing is highly advised to fully appreciate.

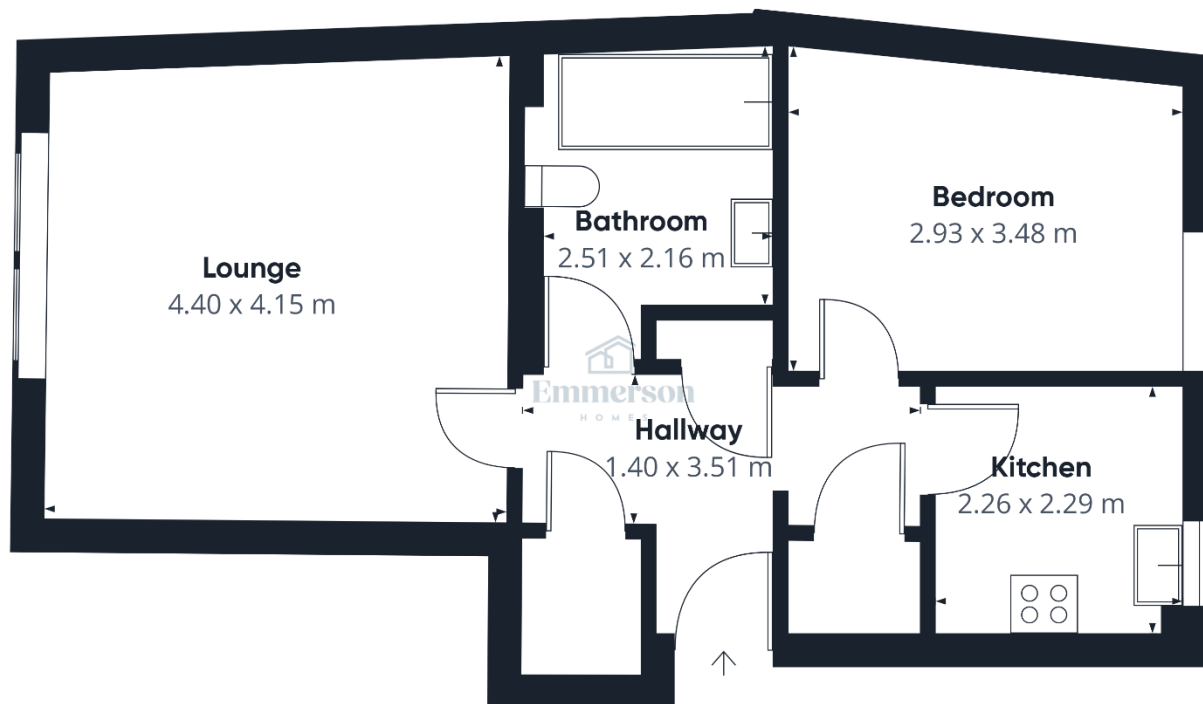
Renfrewshire Council, Tax Band A.

EPC Rating

Elderslie is a small village between Paisley and Johnstone in the historic County of Renfrewshire. It has a range of local shops, a selection of takeaways, pub and restaurant. The property is ideally located for Wallace Primary School and Nursery and for the local Golf Club, established in 1909. Johnstone Railway Station is only 3 minutes' drive away and provides excellent transport links to Paisley (5 minutes); Glasgow (15-20 minutes) and throughout Ayrshire including Prestwick International Airport. It is also well placed for access onto the motorway network to Paisley, Glasgow International Airport, Glasgow City Centre and the west coast, Ayr, Ardrossan, Troon and Irvine.

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⁾
48.1 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.

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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.

