



SOLICITORS & ESTATE AGENTS



**Mid Terrace
12 Heron Place, Johnstone, PA5 0RW
Offers Over £125,000**



VIEWING
By appointment with MSM Solicitors & Estate Agents,
Tel: 0141 339 5252. Fax: 0141 339 4617.

Description

Nestled within a quiet and established residential pocket of Johnstone, 12 Heron Place offers an excellent opportunity for those seeking a spacious family home with scope for modernisation. This mid terraced property enjoys generous room proportions throughout and benefits from private garden grounds to both the front and rear, along with residents' parking outside.

The accommodation comprises a bright and welcoming lounge which is large enough to accommodate both living and dining areas, creating a versatile space for family life or entertaining. The kitchen is of a good size and offers direct access to the rear garden, providing potential for reconfiguration or modern upgrades to suit individual taste and style.

Upstairs, there are three well proportioned bedrooms, offering ample storage options and flexibility for a family, home office, or guest accommodation. The shower room features a walk in shower, sink and WC with wet wall panelling for ease of maintenance.

Externally, the property enjoys private garden grounds to the immediate front and rear, ideal for outdoor seating, gardening, or safe play areas for children. Further benefits include gas central heating and double glazing, ensuring warmth and efficiency all year round.

Situated within easy reach of local schools, shops, and amenities, 12 Heron Place is well placed for commuters with excellent transport links via Johnstone Railway Station, nearby bus routes, and access to the A737 for travel to Paisley, Glasgow Airport, and beyond.

A fantastic opportunity for buyers looking to put their own stamp on a well located home in a popular area.

EPC Rating

D

Measurements

Hallway	11'3" x 5'0" 3.43 m x 1.54 m
Lounge/Dining Room	11'3" x 18'4" 3.43 m x 5.60 m
Kitchen	11'3" x 12'11" 3.43 m x 3.93m
Bedroom 1	14'5" x 8'5" 4.40 m x 2.58 m
Bedroom 2	12'6" x 9'6" 3.80 m x 2.90 m
Bedroom 3	8'0" x 9'5" 2.43 m x 2.86 m
Shower Room	9'1" x 5'10" 2.76 m x 1.78 m



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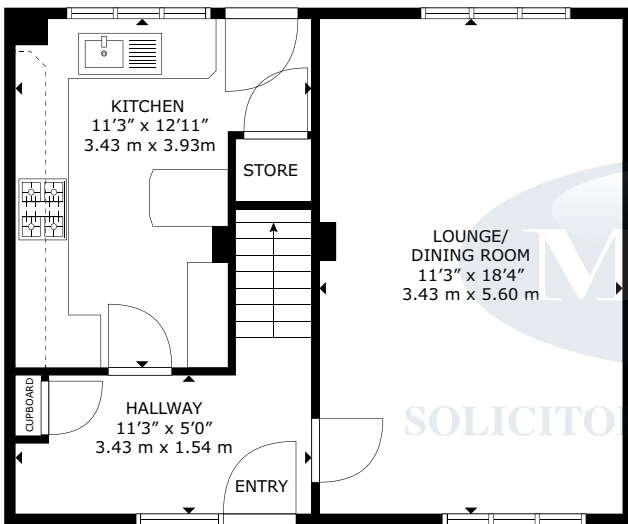
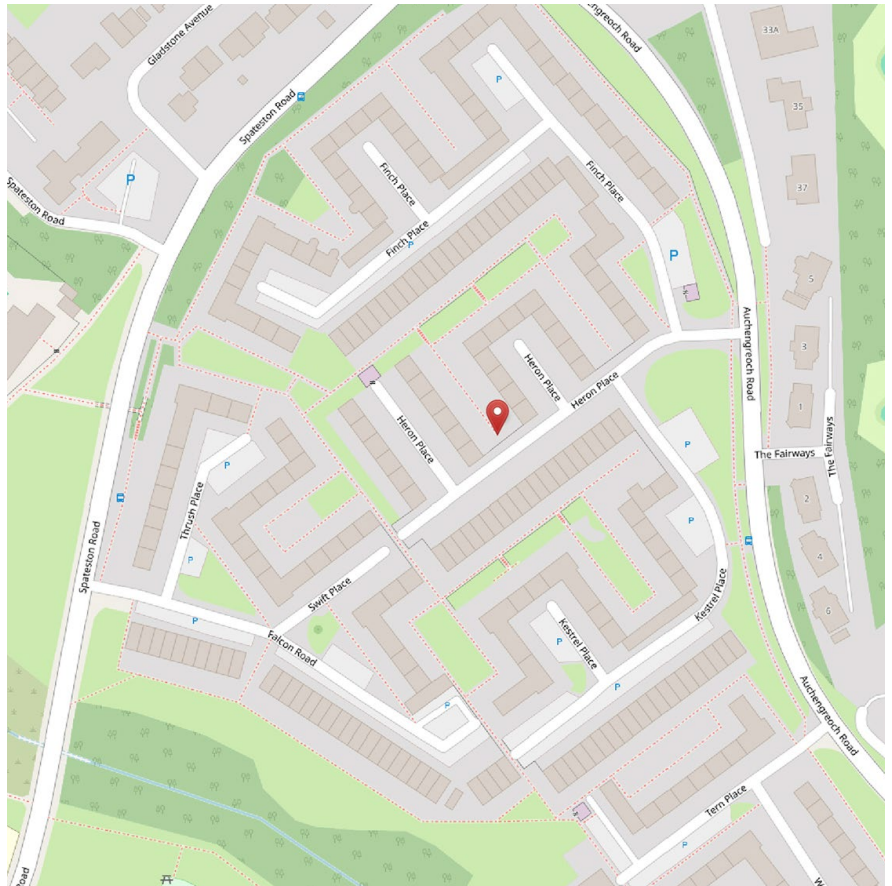
Travel Directions

From MSM, 51 Moss Street, Paisley, head west on Canal Street (A761) towards Johnstone. Continue through Elderslie for around 3 miles, then turn left onto Thorn Brae and follow onto High Street. Turn right onto Quarry Street, left onto Beith Road, then right onto Linnvale Way. Take the first left onto Heron Place — number 12 is on the left-hand side.

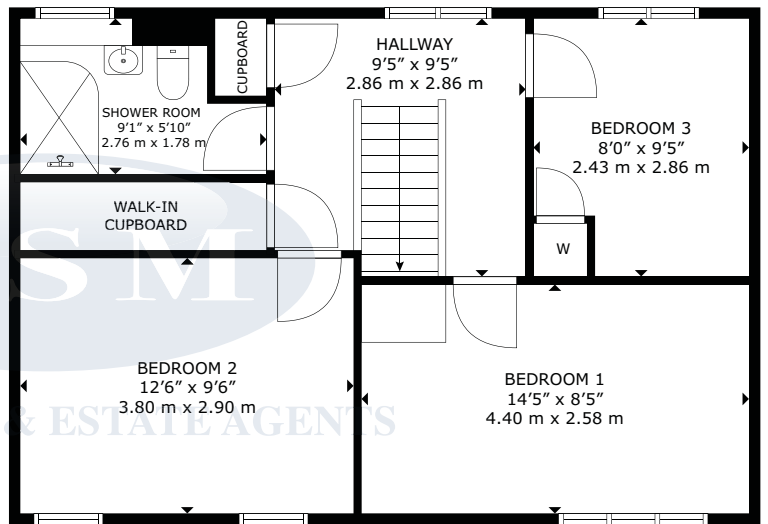
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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
GROUND FLOOR: 420 sq. ft., 39 m², FIRST FLOOR: 495 sq. ft., 46 m²,
TOTAL AREA : 915 sq. ft., 85 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
Produced by Plush Plans Ltd [🔗](#)

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

43 Crow Road, Partick, Glasgow G11 7SH
Telephone 0141 339 5252, Fax 0141 339 4617

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