



**cochrandickie**  
ESTATE AGENCY

**Thirty Five**  
**Auchengreoch Avenue,**  
Johnstone PA5 0RJ

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# Thirty Five

## Auchengreoch Avenue,

Johnstone PA5 0RJ



Thirty Five Auchengreoch Avenue is an imposing modern detached villa originally built in 2002 set in a leafy location adjacent to the ninth hole of Cochrane Castle Golf Club.

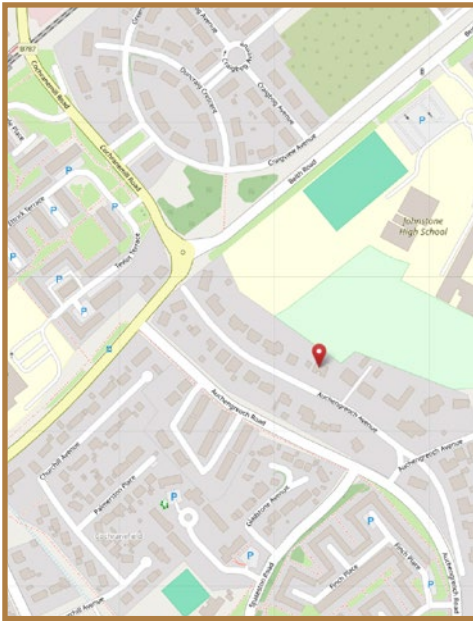
The accommodation is of excellent proportions comprising; An entrance vestibule, formal lounge with 'turretted' hexagonal corner and French doors to the garden, separate dining room currently used as a playroom and gym, 'Burndale' living/breakfast/kitchen that again has French doors leading to a timber deck, utility room beyond the kitchen that has matching wall & base units to the kitchen with a further door to the garden. The sitting room is to the rear of the property and once again has French doors leading to the garden. Completing the ground floor is a cloakroom with WC and wash hand basin. The entire ground floor is complemented by porcelain tiling.

The upper level has fabulous spacious accommodation of four bedrooms, contemporary designed house bathroom that has an oval bath, separate shower cubicle, WC and wash hand basin. The principal bedroom mirrors the turretted section below and has an en-suite shower room designed in a similar fashion to the bathroom, mirrored wardrobes and a walk-in storage cupboard.

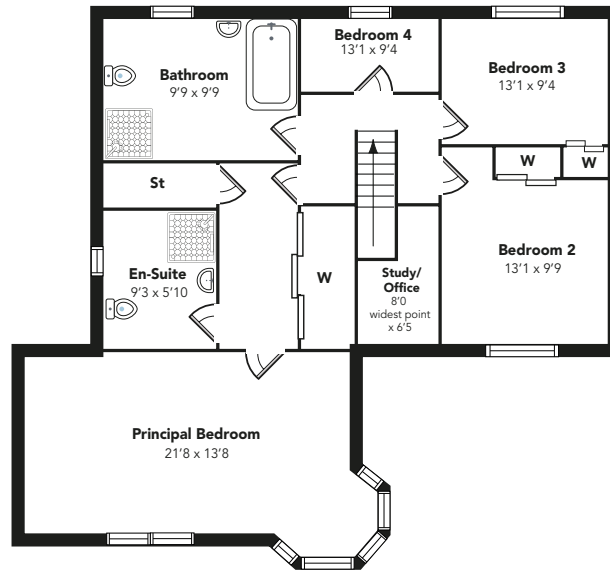
Externally a sizeable gated monobloc driveway leads to the attached double garage with electric up & over door. The lawn wraps around the property to the rear where there is a timber deck, further lawn and all bordered by mature trees flanking the golf course. The specification includes gas central heating and double glazing.

Thirty Five is positioned in this rare to the market avenue offering a degree of privacy. The A737 is within two miles of the property and gives direct access to the M8 motorway network. Howwood, Milliken Park and Johnstone train stations are a short distance away. This gives access to Glasgow Central as well as North Ayrshire.

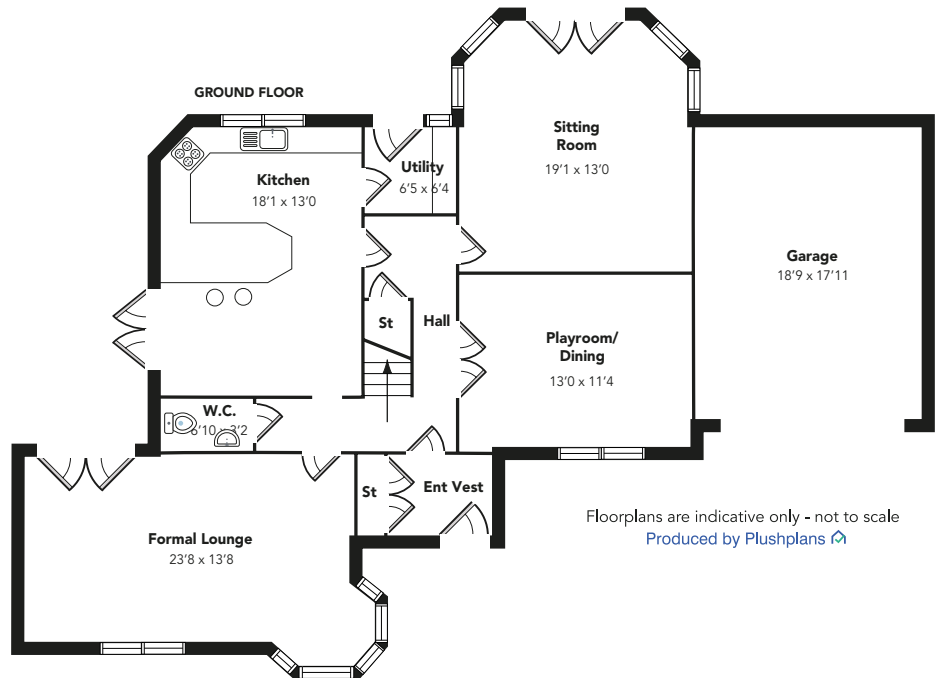




FIRST FLOOR



GROUND FLOOR



Floorplans are indicative only - not to scale  
Produced by Plushplans

EPC rating  
C

Office  
Paisley

#### disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

## Our Offices

21 Moss Street, Paisley PA1 1BX  
t. 0141 840 6555  
paisley@cochrandickie.co.uk

3 Neva Place, Main Street, Bridge of Weir PA11 3PN  
t. 01505 613 807  
bridgeofweir@cochrandickie.co.uk

www.cochrandickie.co.uk



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