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ESTATE AGENCY

19 Fordbank Avenue,
Johnstone PA10 2NH

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Situated in this much admired modern estate built by Dawn Homes is this beautifully presented detached modern villa. The property is set adjacent to Fordbank Equestrian Centre to the rear and has child friendly open green space to the front.

The accommodation is over two levels and comprises of an entrance hallway leading to the front facing lounge with double doors opening to the dining kitchen. There is an array of wall & base units with integrated appliances that include oven, hob, extractor hood, fridge freezer and dishwasher. A further set of French doors leads from the dining kitchen to the level rear garden. There is a separate utility room with plumbing, a further door to the garden and a door to a separate pantry cupboard and cloakroom with WC and wash hand basin.

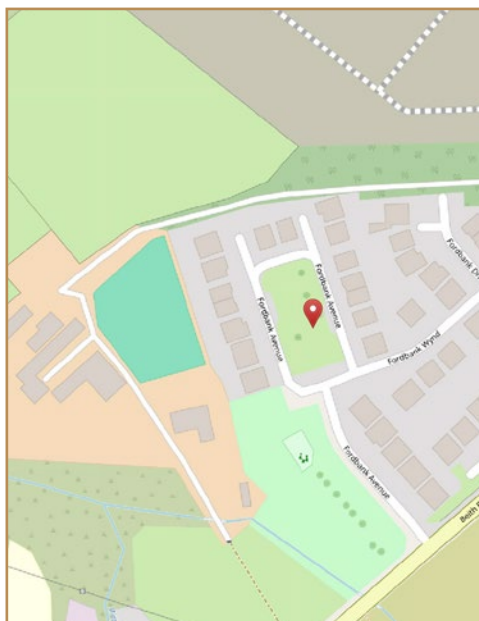
A carpeted stairwell leads to the first floor where there are four well proportioned bedrooms, each with built-in fitted wardrobes with the principal also enjoying an en suite shower room. The two front bedrooms have

open aspects over the common green and the two rear bedrooms overlook Fordbank Equestrian Centre. Completing the accommodation is the house bathroom that has a bath, separate shower cubicle, WC and wash hand basin. There is attic storage available accessed via the upper hallway.

The specification extends to gas central heating, double glazing and a security alarm system. Externally to the front is a section of lawn and monobloc driveway leading to the attached single garage. And to the rear a patio area and level lawn all bordered by timber fencing.

Fordbank Avenue is an exclusive modern development built by Dawn Homes in and is set equi-distant from the train stations of Milliken Park and Howwood, making this an ideal place to commute from. These train stations give access to Glasgow Central as well as North Ayrshire. Also a short distance away is the A737 bypass which gives access to the M8 motorway network. Howwood is the closest village and offers excellent amenities including local bars, shop, schooling and the Bowfield Country Club.





EPC rating

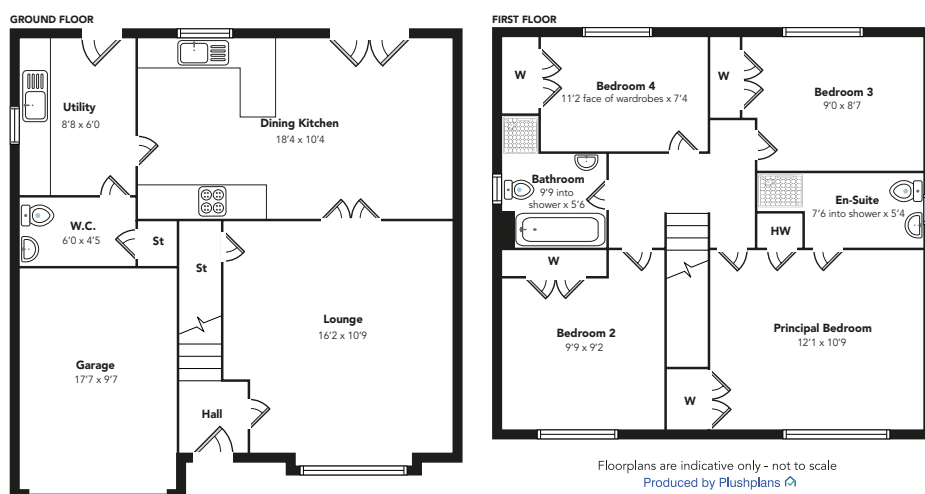
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disclaimer

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.



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