



For Sale | 13 Rowantree Road, Johnstone, PA5 0AW



Viewing by appointment only

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1 Bedrooms | 1 Public Room | 1 Bathroom

This well presented one bedroom lower cottage flat is situated within a popular residential area of Rowantree Road, Johnstone. The property offers well proportioned accommodation and would make an ideal first time purchase or buy-to-let investment.

The accommodation comprises a welcoming entrance hallway with a useful storage cupboard, leading to a bright, front-facing lounge with a feature gas fire.

The fitted kitchen is located to the rear of the property and provides a range of floor and wall mounted units, ample worktop space and a window overlooking the rear garden. A free standing cooker, washing machine and fridge freezer are included within the sale.

The double bedroom is well proportioned and benefits from built-in storage cupboards.

The accommodation is completed by a modern three piece bathroom suite comprising bath with shower over and glass shower screen, WC and wash hand basin.

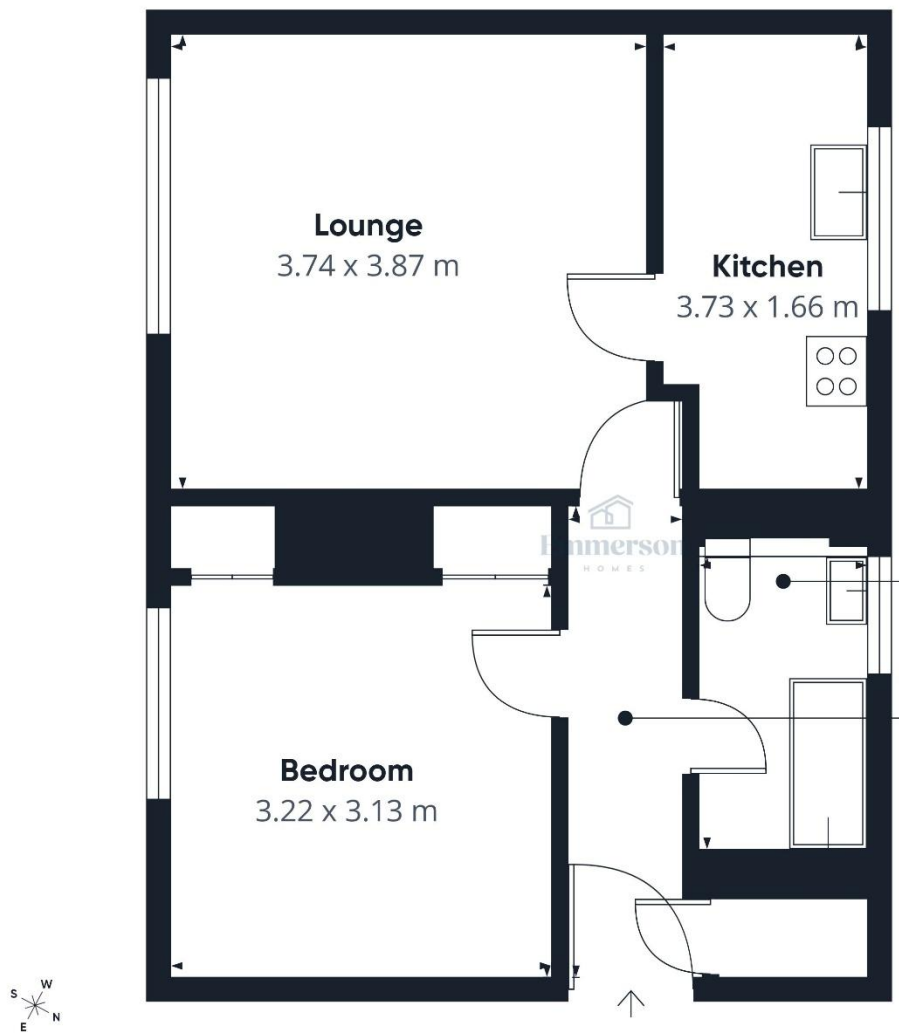
Externally, the property benefits from an allocated front garden, together with access to a communal drying green to the rear.

Overall, this is a well-proportioned property offering an excellent opportunity for a first-time buyer or investor, situated within a popular and convenient residential area of Johnstone.

Renfrewshire Council, Tax Band A, EPC Rating

Living in Johnstone offers a charming and vibrant community experience. Located in the heart of Renfrewshire, this historic town combines the best of both worlds, a residential area and the convenience of nearby amenities. The town offers a range of local shops, restaurants, and leisure facilities, ensuring that residents have everything they need within easy reach. Nature lovers will appreciate the nearby parks and green spaces, providing ample opportunities for outdoor activities and relaxation. Furthermore, Johnstone benefits from excellent transport links, including a railway station, making it convenient for commuting to nearby towns and cities.





Approximate total area⁽¹⁾
40.4 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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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.

