

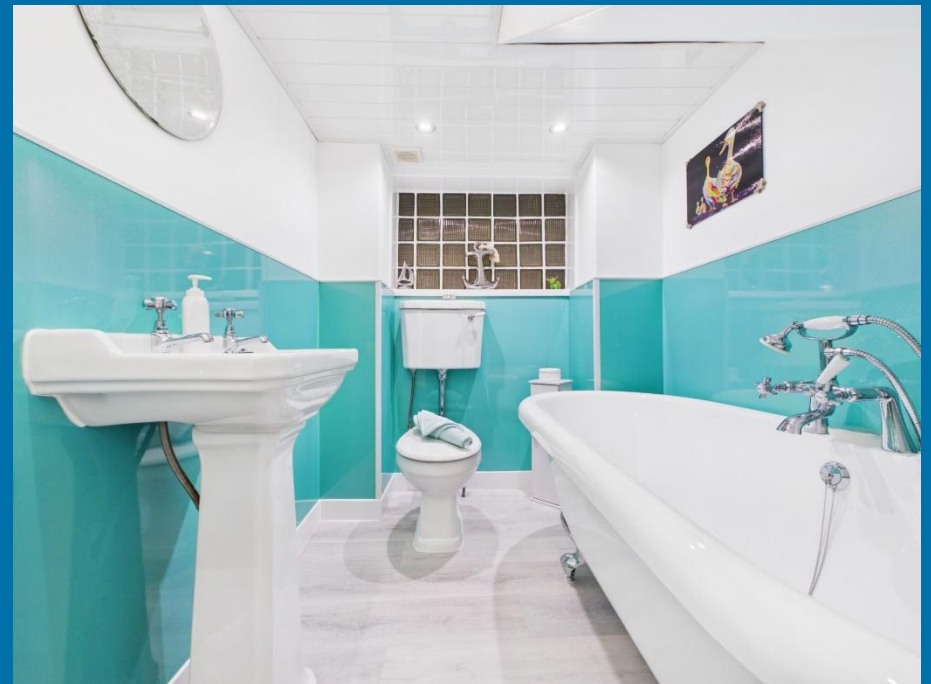


For Sale | Greenlea, 4 South William Street, Johnstone, PA5 8PA



Viewing by appointment only

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



2 Bedrooms | 2 Public Rooms | 1 Bathroom

Emmerson Homes are delighted to introduce Greenlea, a stunning, extended period home of remarkable character, offering a versatile layout over two levels. Generously proportioned and immaculately presented, this residence seamlessly blends timeless charm with modern comfort.

A host of period features enhance its appeal, and the property is set amidst sizeable, beautifully landscaped gardens. There is ample parking to the front, while to the rear lies a spacious terrace overlooking extensive lawns, mature shrubbery, and a garden work shed.

Accommodation comprises:

Ground Floor: A welcoming full length reception hallway with stained glass window detailing leads to the front facing formal lounge, which features a wood burning stove with surround. A rear dining room currently used as a sitting room includes an open coal fireplace. The contemporary family bathroom showcases a roll top bath. The country style kitchen, located within the extension, is fully fitted with integrated appliances, enhanced by Velux windows and a log burner, providing wonderful views over the garden grounds.

Upper Floor: A lovely period stairway rises to two generous double bedrooms, both with bay windows, and a useful box room/study or nursery room.

Some windows retain their original stained glass, while others are double glazed. The home benefits from a modern gas combi central heating system.

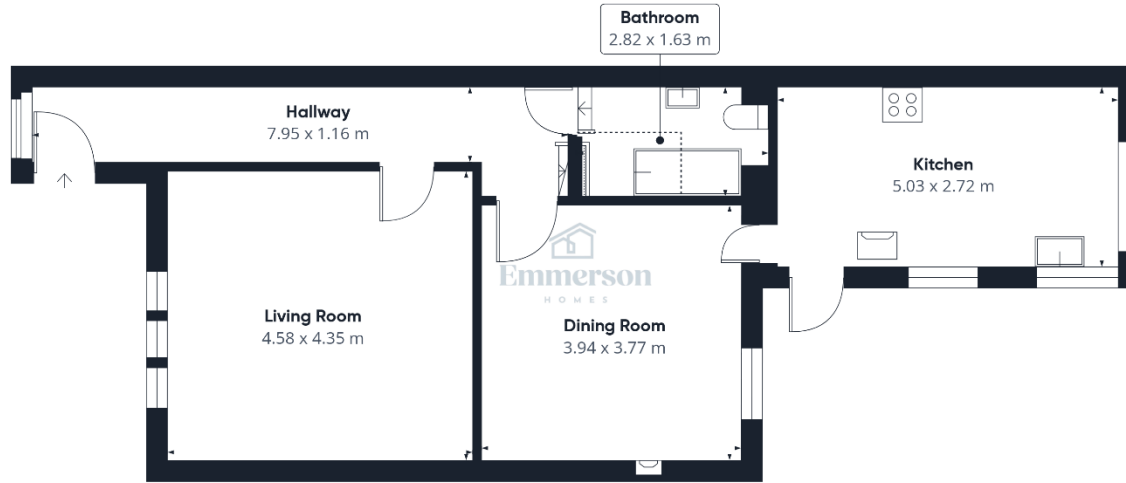
Early viewing is highly recommended to fully appreciate not only the accommodation but also the beautiful setting of this exceptional property.

Renfrewshire Council, Tax Band D.EPC Rating E.

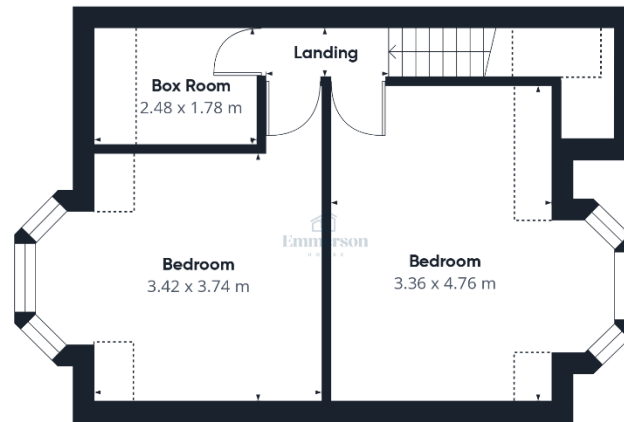
Living in Johnstone offers a charming and vibrant community experience. Located in the heart of Renfrewshire, this historic town combines the best of both worlds, a residential area and the convenience of nearby amenities. The town offers a range of local shops, restaurants, and leisure facilities, ensuring 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.





Ground Floor



First Floor



Approximate total area⁽¹⁾
103.1 m²
Reduced headroom
4.7 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

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.

