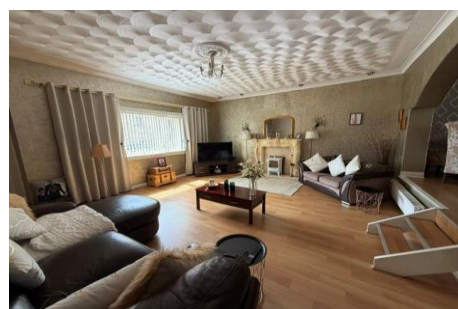
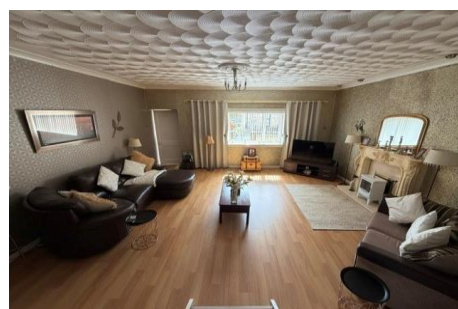




2 BUCHANAN STREET, JOHNSTONE. PA5 8RY.

CASTLEHEAD PROPERTIES ARE DELIGHTED TO BRING THE MARKET THIS RARELY AVAILABLE 2 BEDROOM END TERRACE FAMILY HOME SITUATED WITHIN A POPULAR RESIDENTIAL AREA IN JOHNSTONE. THE PROPERTY IS IN GENUINE WALK-IN CONDITION WITH GREAT STORAGE AND ATTRACTIVE DECOR THROUGHOUT. ACCESS VIA VESTIBULE WITH HALF GLAZED DOOR WHICH ALLOW GREAT NATURAL LIGHT INTO THE OPEN-PLAN LOUNGE/RAISED DINING ROOM WITH BEECH EFFECT LAMINATE FLOORING; SPACIOUS FRONT FACING LOUNGE HAS ORNATE FEATURE FIREPLACE WITH INSERT GAS FIRE, CENTRAL CHANDELIER AND CEILING SPOTLIGHTS; GREAT SIZE DINING ROOM WITH AMPLE SPACE FOR DINING TABLE AND CHAIRS; FEATURE FIRE PLACE WITH ELECTRIC CONVECTOR HEATER. STAIRCASE FROM HERE LEADS TO UPPER ROOMS. KITCHEN HAS AMPLE GREY MARBLE EFFECT UNITS, WHITE FORMICA WORK SURFACE AND SPLASHBACK; INTEGRATED GAS HOB, HOOD AND EYE-LEVEL ELECTRIC OVEN; TEXTURED CEILING WITH SPOTLIGHTS AND GREY LAMINATE EFFECT VINYL FLOORING. W.C. HAS 2 PIECE SUITE, EXTRACTOR FAN AND TILE EFFECT VINYL FLOORING. INNER HALL GIVE ACCESS TO UTILITY ROOM WHICH HAS VINYL TILE EFFECT FLOORING AND GIVE ACCESS TO REAR GARDENS AND DRYING AREA, ALSO HAS CLOAKROOM AREA. AS WE HEAD UPSTAIRS THERE IS A GOOD SIZE STORAGE CUPBOARD ON THE LANDING; FANTASTIC SIZE FRONT BEDROOM WITH MID BROWN CARPET; DOUBLE BUILT-IN WARDROBES AND FURTHER ATTRACTIVE STORAGE AROUND BED AREA; BEDROOM 2 HAS OAK EFFECT LAMINATE FLOORING; FITTED MIRRORED WARDROBES; SHOWER ROOM WITH 2 PIECE SUITE AND VANITY UNIT; GLASS SHOWER CABINET WITH ELECTRIC SHOWER UNIT; CREAM MARBLE EFFECT TILING THROUGHOUT AND VINYL FLOORING. SMALL GARDEN TO FRONT; GREAT SIZE EXTENDED REAR GARDEN AND SINGLE DETACHED TIMBER GARAGE. SITUATED WITHIN A HIGHLY SOUGHT AFTER POCKET, THE PROPERTY IS WELL LOCATED FOR LOCAL AMENITIES, ESTABLISHED SCHOOLING, REGULAR PUBLIC TRANSPORT LINKS AND THE M8 MOTORWAY NETWORK EASILY ACCESSED.



- SPACIOUS 2 BEDROOM END VILLA
- SPACIOUS AND VERY WELL PRESENTED
- GAS CENTRAL HEATING & DOUBLE GLAZING
- AMPLE ON STREET PARKING
- RARELY AVAILABLE PROPERTY
- WALK-IN CONDITION THROUGHOUT
- SINGLE TIMBER GARAGE TO REAR
- NURSERY, PRIMARY & SECONDARY SCHOOLS NEARBY

OFFERS OVER £165,000

- VESTIBULE 6' 2" x 5' 1" (1.89M x 1.56M)
- LOUNGE 18' 4" x 18' 1" (5.59M x 5.51M)
- DINING AREA 19' 1" x 9' 10" (5.82M x 3.0M)
- KITCHEN 10' 11" x 10' 0" (3.34M x 3.06M)
- W.C. 4' 4" x 2' 11" (1.31M x 0.9M)
- UTILITY ROOM 9' 6" x 5' 7" (2.9M x 1.69M)
- UPPER HALL 8' 2" x 6' 3" (2.48M x 1.90M)
- FRONT BEDROOM 15' 11" x 12' 6" (4.85M x 3.82M)
- REAR BEDROOM 12' 6" x 10' 4" (3.82M x 3.16M)
- SHOWER ROOM 7' 7" x ' ' (2.32M x M)
- FRONT GARDEN
- REAR GARDEN



As a regulated business we are required to comply with the “The Money Laundering, Terrorist Financing and Transfer Funds (Information on the Payer) Regulations 2017. Intending purchasers will be asked to produce documentation to satisfy these requirements on acceptance of a formal offer. These will include proof of Identification, proof of address and proof of funds to facilitate the purchase including deposit and any loan funds. Your cooperation in this is greatly appreciated.

DISCLAIMER - WHILST WE ENDEAVOR TO MAKE THESE PARTICULARS AS ACCURATE AS POSSIBLE, THEY DO NOT FORM PART OF ANY CONTRACT ON OFFER, NOR ARE THEY GUARANTEED. MEASUREMENTS ARE APPROXIMATE AND IN MOST CASES ARE TAKEN WITH A DIGITAL/SONIC MEASURING DEVICE AND ARE TAKEN AT 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 ENDEAVOR TO ASSIST YOU IN ANY WAY POSSIBLE



OFFERS OVER £165,000