

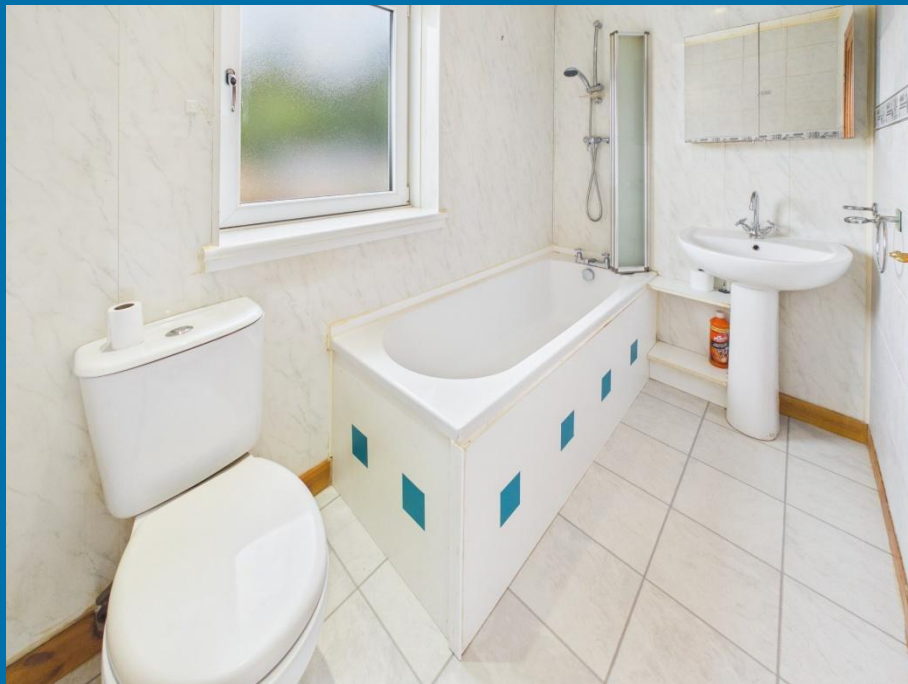


For Sale | 5 Scott Avenue, Johnstone, PA5 0HH Offers Over £



Viewing by appointment only

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



2 Bedrooms | 1 Public Room | 1 Bathroom

This well appointed mid terraced villa is situated within the seldom available Scott Avenue in Johnstone and is presented to the market in good order throughout. The property is formed over two levels and benefits from generous garden grounds, a double driveway and spacious accommodation.

The property comprises a welcoming reception hallway with stairs leading to the upper level, along with a spacious lounge and dining area. The lounge benefits from dual aspect windows, allowing an abundance of natural light to fill the room, while French doors provide direct access to the rear garden.

The modern fitted kitchen offers a good selection of floor and wall mounted storage units, complemented by ample worktop space. Integrated appliances include a hob, oven and extractor hood, with additional space for a fridge/freezer and washing machine. A rear door provides convenient access to the garden.

On the first floor are two generous double bedrooms, both benefiting from built in wardrobes. The modern family bathroom comprises a three piece suite, with a mains shower over the bath, folding glass shower screen and fully tiled walls.

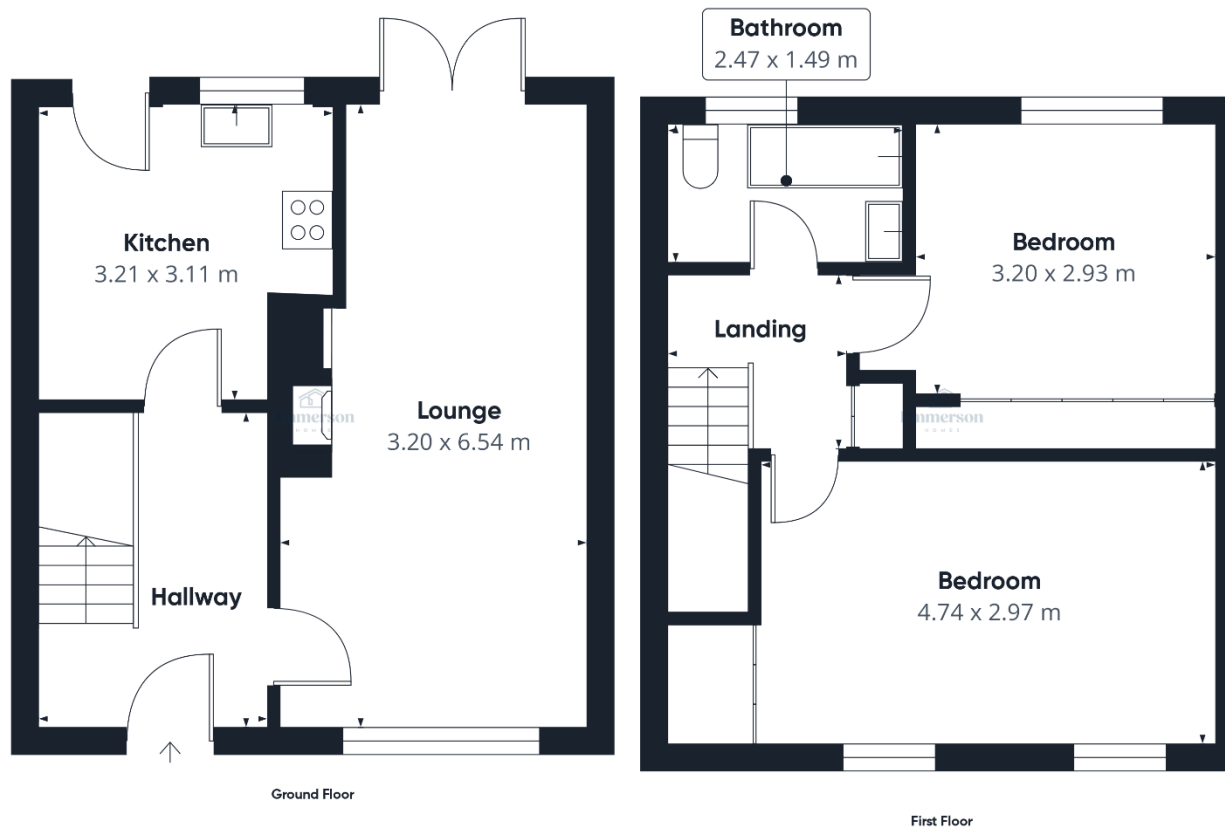
Externally, the front of the property features a mono blocked double driveway, complemented by a privacy hedge. The enclosed rear garden is fully fenced and offers a wooden shed, level lawn, paved pathways and two raised decked areas, creating an ideal space for outdoor entertaining and enjoying the summer months. The garden itself is particularly spacious and offers excellent potential for a variety of uses.

This attractive property would make an excellent purchase for a wide range of buyers and is ideally suited to those seeking a well presented home with generous outdoor space. Early viewing is highly recommended to fully appreciate the accommodation and setting on offer.

Renfrewshire Council, Tax Band B. EPC Rating Band

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⁾
70.4 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.

