



Spruce Avenue | | Johnstone | PA5 9RF

Offers Over £125,000

moving

ESTATE AGENTS

Moving Estate Agents are delighted to welcome to the market Spruce Avenue.

An excellent two-bedroom semi-detached villa, in fantastic walk-in condition.

Property Description

Located in the Johnston area, this family-friendly location offers excellent accommodation over two levels.

Arriving at the front door via a well-maintained front garden, you step into a spacious main hall with an under-stairs storage cupboard and stairs to the upper level. The ground level offers a spacious main lounge area with a large picture window that provides ample natural light. From the lounge, you access the substantial modern dining kitchen, with floor- and wall-mounted units and contrasting worktops. From the kitchen, there is a door to the rear of the home, providing easy access to the substantial private rear lawned garden and patio area.

The upper floor offers two good-sized bedrooms with the master having dual window formation, giving a bright and airy feel. From the bedroom, a staircase leads to the floored and lined loft space, currently used as a kids' play area/bedroom but could be a work-from-home office. Finishing this level is the family bathroom with a three-piece white suite, a shower over the bath and a tiled splashback.

The property further benefits from Gas Central Heating, Double Glazing and street parking. Johnston itself provides an array of local amenities, including local shops, bars, restaurants and transport links. There are regular bus and train services to and from Paisley, giving access to more substantial shopping.

The M8 motorway network is also close by leading to Glasgow International Airport, Glasgow City Centre as well as other outlying pockets.

Whilst we endeavour to provide as accurate information as possible our particulars are for reference only and should not form part of any contract or offer. Measurements are taken at the widest points and our floor plans may not be exactly to scale.

Please refer to the sellers commissioned professional Home Report for further information and all Material Facts as to the Property. The Home Report (Property Questionnaire) will indicate to the best of the seller's knowledge as to the supplied services to the property. Council Tax Band, Gas & Electricity. planning proposals and any associated risks to the property can be found here.

