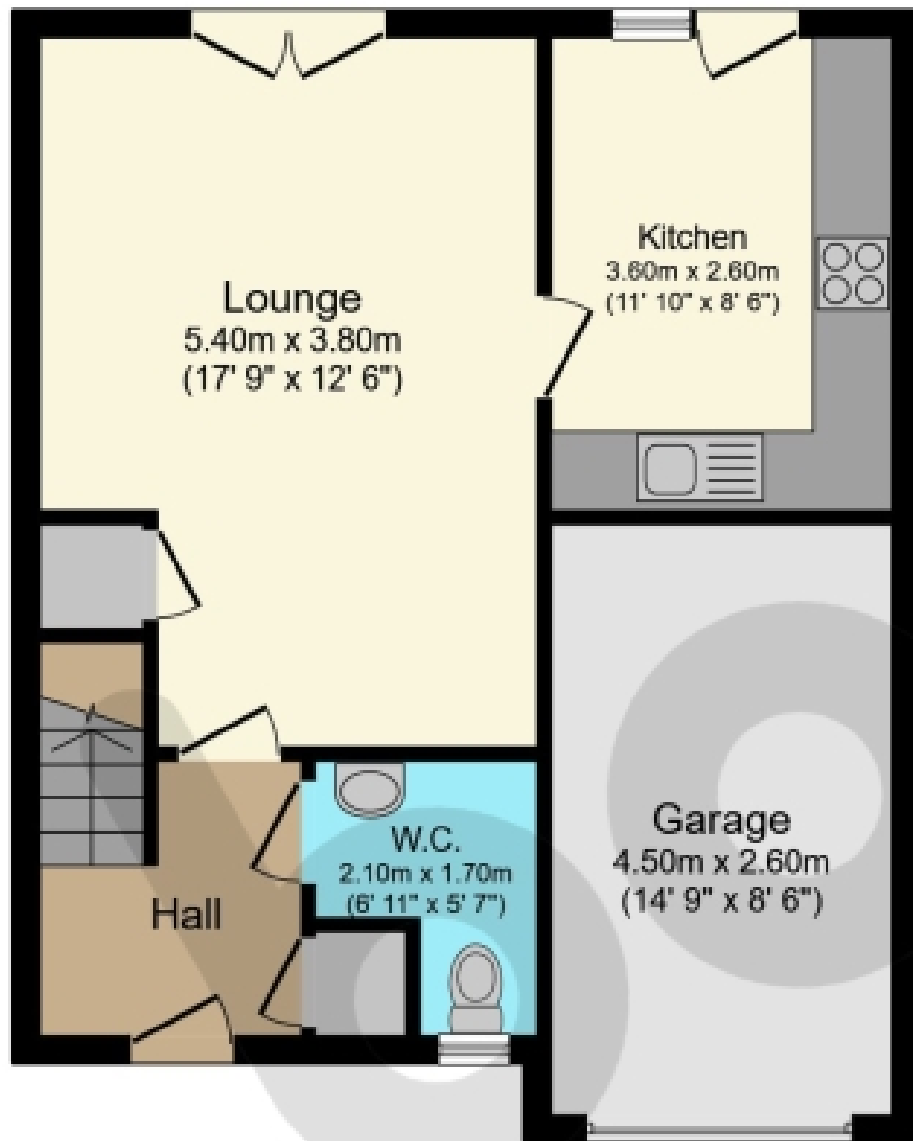




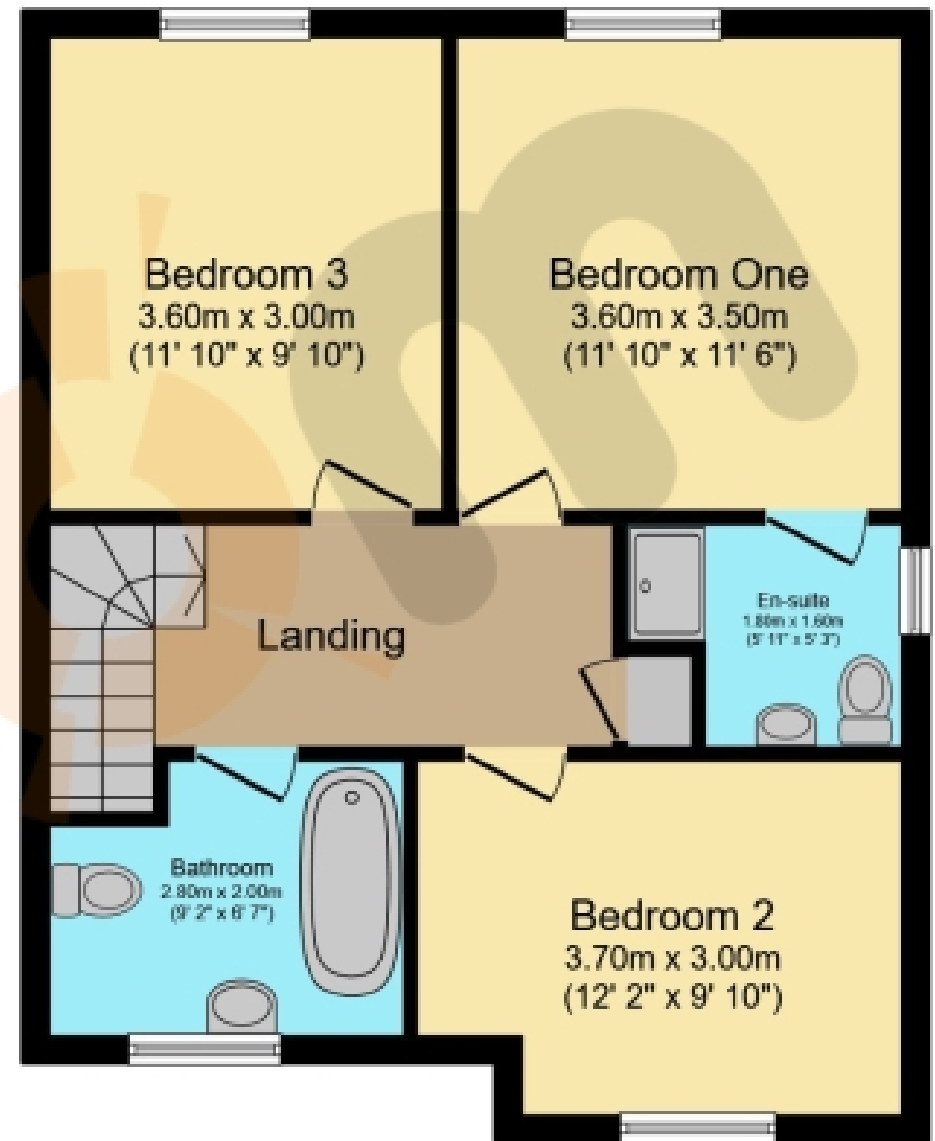
**Cowan Avenue, Johnstone**

**Offers Over £250,000**





Ground Floor



First Floor

Total floor area: 102.1 sq.m. (1,099 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

This immaculate three-bedroom semi-detached family home in a great location, offers spacious accommodation throughout, along with a garage and multi-car driveway providing ample parking. Please contact Boom now for lots more info and a copy of the Home Report.

Upon entering the home, you are welcomed by an entrance hallway leading into the spacious lounge. Featuring stylish grey oak-effect flooring throughout and elegant French doors that flood the room with natural light, this versatile space offers ample room for both living and dining areas.

Continuing through the ground floor, you'll find the contemporary kitchen, beautifully fitted with sleek light grey wall and base mounted cabinetry, complemented by dark grey marble-effect worktops. Designed with both style and practicality in mind, the kitchen benefits from a range of integrated appliances, including a double oven, dishwasher, gas hob, and extractor fan. A convenient ground-floor W.C. completes the accommodation, ideal for guests.

Upstairs, there are three well-proportioned bedrooms, each comfortably accommodating a double bed. The principal bedroom further benefits from a modern en-suite shower room. The family bathroom is fitted with a W.C., wash hand basin, and bath with an overhead shower.

Outside, the rear garden has been beautifully maintained and is fully enclosed by wooden fencing, creating a private and secure space for families to enjoy.

Ideally situated for local Primary and Secondary Schools. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website. Johnstone has a great selection of local and town centre amenities including shops, supermarkets, schools and transport services. Bus and rail links give regular access throughout the area into Glasgow and further afield. The M8 motorway network is within a few miles and provides additional links to Glasgow Airport, Braehead Shopping Centre and Glasgow City Centre.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

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