



## Mid Terraced House

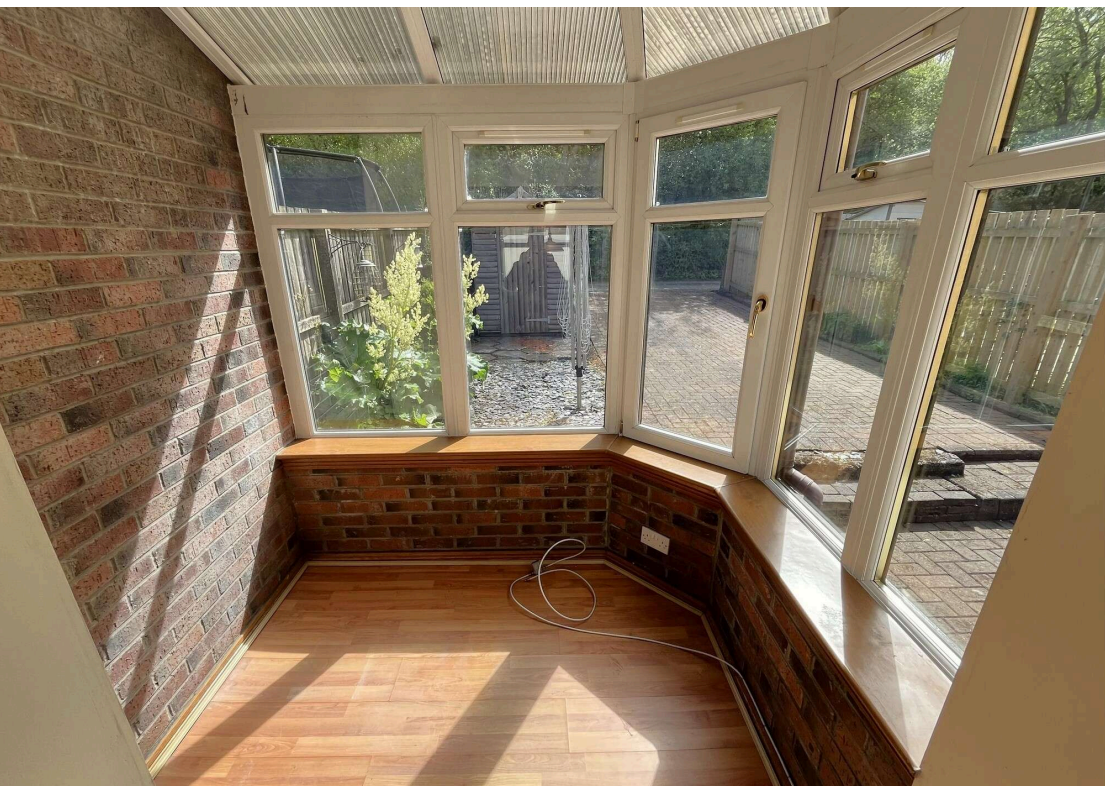
11 Scott Avenue, Johnstone, PA5 0HH

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### Description

A popular two bedroom mid terraced villa forming part of an established residential area lying just to the south of Johnstone Town Centre.

Requiring some modernisation of decor this property boasts a modern kitchen and bathroom, double glazed windows and a gas fired central heating system with Worcester Combi boiler fitted in 2025.

A reception hall leads to the ground floor accommodation and to the stairway to the upper level. There is a handy built in storage cupboard along one wall with smaller cupboard housing the smart meter. The lounge-dining room provides an excellent living space, the broad window formation to the front allowing plenty of light to flow in providing pleasant aspects down Scott Avenue. At the dining end there are French doors leading out to a small conservatory which has power socket and a wall mounted light fitting. This offers a versatile space and has aspects across the rear garden. The kitchen is well appointed complete with a range of units and further storage is available within a deep under stair cupboard. There is an integrated oven & hob with space for a washing machine, fridge and freezer. A door leads to the rear garden with window adjacent lending light. The gas central heating boiler is housed to one wall.



Upstairs the landing leads to two bedrooms and the bathroom. There is a linen cupboard off the landing and a ceiling hatch provides access to the attic space. Both bedrooms are of excellent proportion, the larger front bedroom has twin window formations and pleasant aspects over the neighbouring roof tops and beyond. There are two built in cupboards affording convenient storage space. The rear bedroom also has a built in storage cupboard. The bathroom is of modern specification complete with bath, wash hand basin, wc and a bidet. There is an over bath Mira electric shower and a screen. The attractive wall and floor tiling compliments the fixtures and fittings. A window to the rear lends natural light.

Externally this property has low maintenance gardens. The smaller front garden has stone chips and mature shrubs. To the rear the garden is mostly paved and bordered by timber fencing and there is a timber garden shed. A monoblock driveway provides parking potential as an access lane runs along the rear of these properties and leads out to Burns Drive.



Scott Avenue forms part of an established and popular residential pocket just a short distance from Johnstone Town Centre. The location is ideal given it's close proximity to Primary and Secondary Schools, recreational facilities and transport links. Johnstone Town Centre offers a wide range of shops, cafes and restaurants. Johnstone Train Station operates regular services to Glasgow Central Station and to Ayrshire. Commuters also have excellent road links with the A737 linking to the M8 motorway. Nearby recreational facilities include Johnstone Community Sports Hub, Cochrane Castle Golf Club and Rannoch Woods.

### Room Dimensions

Reception hall	3.33 m x 2.44 m / 10'11" x 8'0"
Lounge/dining room	6.58 m x 3.23 m / 21'7" x 10'7"
Kitchen	3.15 m x 3.25 m / 10'4" x 10'8"
Bedroom 1	4.72 m x 3.23 m / 15'6" x 10'7"
Bedroom 2	3.73 m x 3.12 m / 12'3" x 10'3"
Bathroom	2.46 m x 1.47 m / 8'1" x 4'10"
Conservatory	2.01 m x 2.18 m / 6'7" x 7'2"

### EPC: C

### Features

- Two bedroom mid terraced villa
- Excellent living space
- Modern kitchen and bathroom
- Low maintenance gardens
- Off street parking potential to rear
- Popular location close to local amenities



Floorplans are indicative only - not to scale  
 Produced by Plushplans



**TRAVEL DIRECTIONS**

Travelling along Beith Road turn onto Rannoch Road and continue a short distance before turning right onto Burns Drive. Take the next left into Scott Avenue and this property is just ahead on the left hand side.

**MARKET APPRAISAL**

For an up-to-date appraisal on your own property please call us on **0141 331 0741**. This is a complimentary service and will help us to calculate your purchasing power.

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For further information:

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ESPC Ref: E506159

