

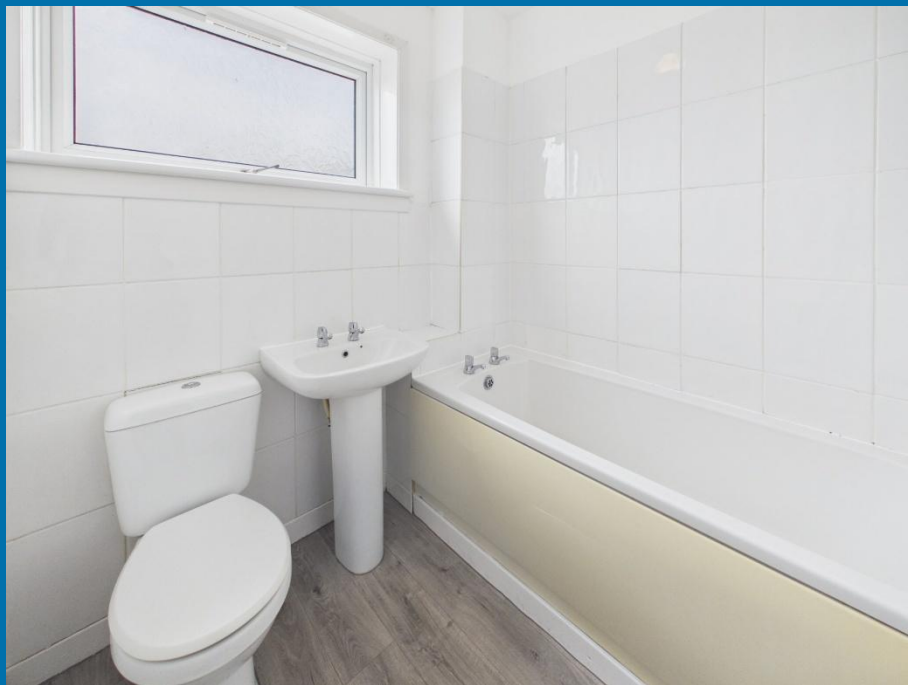


For Sale | 8a Nightingale Place, Johnstone, PA5 0TB



Viewing by appointment only

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



3 Bedrooms | 1 Public Room | 1 Bathroom

Emmerson Homes are delighted to introduce this home nestled within a popular residential pocket of Spateston, this larger styled three bedroom terraced villa offers generous living accommodation throughout. Appealing to young and growing families alike this property boasts generous room sizes, private gardens and residents parking.

Internally the accommodation comprises welcoming reception hallway with useful storage cupboards. There is a light and airy lounge with feature fireplace which then flows through to the dining area giving views to the rear garden. The kitchen is fitted with a range of wall and base units providing excellent storage, tiled splash back, built in oven, hob & cooker hood.

On the upper level are three well proportioned double bedrooms. Bedroom one and two benefits from built in wardrobes. Completing the interior is a bathroom comprising bath with over head shower, wash hand basin and wc.

The property further benefits from double glazing, gas central heating and parking to the rear. There are gardens to the front and rear of the property.

This would be an excellent purchase for a family due to its popular locale. Viewing is highly advised to fully appreciate this home which is located near to local schooling and transport links.

Renfrewshire Council, Tax Band C.

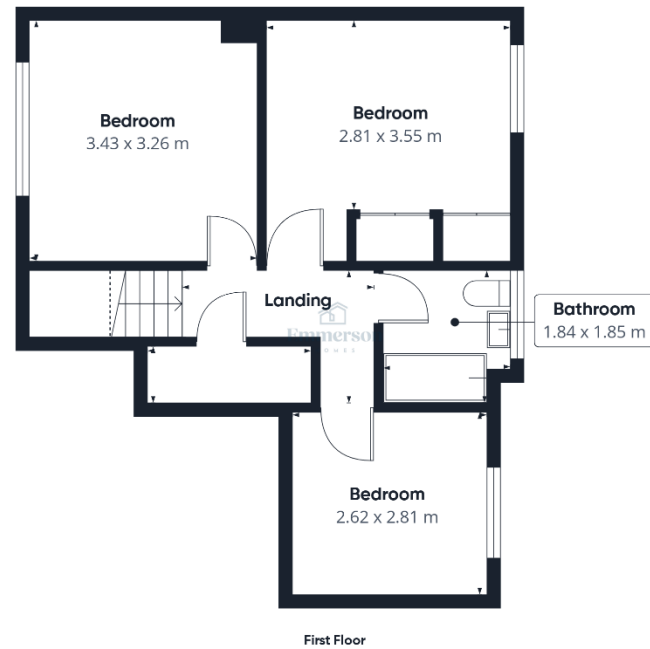
EPC Rating

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.

We are your local estate agents based in the heart of Renfrewshire. Whether you're selling or buying, you're in good hands with us. Feel free to submit a contact form and get in touch with your local property experts.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.





Approximate total area⁽¹⁾
75 m²

Reduced headroom
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360





www.emmersonhomes.com | 01505 331114 | info@emmersonhomes.com

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.

