



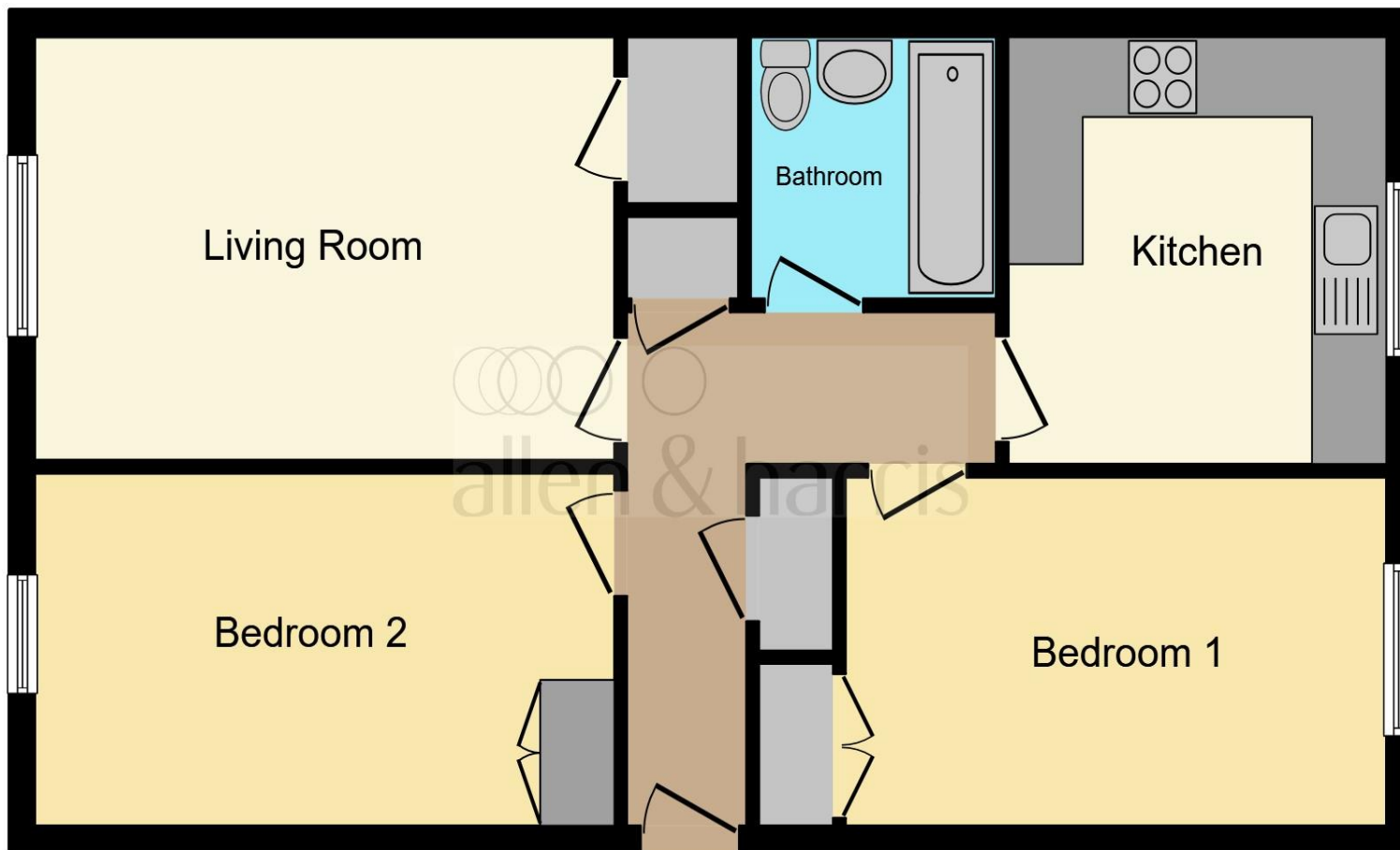
Graham Street, Johnstone PA5 8RH

welcome to

Graham Street, Johnstone

Ground floor flat located close to a host of local amenities and transport links and with accommodation comprising a lounge, kitchen, two bedrooms and bathroom. Gas central heating and double glazing.





Lounge

15' 3" x 10' 6" (4.65m x 3.20m)

Kitchen

10' 6" x 9' 10" (3.20m x 3.00m)

Bedroom

15' 3" x 8' 8" (4.65m x 2.64m)

Bedroom

14' 2" x 8' 6" (4.32m x 2.59m)

Bathroom

6' 5" x 6' 2" (1.96m x 1.88m)

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Graham Street, Johnstone

- Ground Floor Flat
- Centrally Located
- Two Bedrooms
- Ideal First Time Buy
- Buy to Let Opportunity

Tenure: Freehold EPC Rating: C

offers over

£62,000

Presented to the market is this ground floor flat which is ideally located for a host of local amenities and transport links. The property will make an excellent purchase for the first time buyer or buy to let advisor. Viewing is recommended.

The accommodation on offer comprises an entrance hall with built in storage leading to a spacious lounge. The kitchen boasts both wall and floor mounted units, gash hob, oven and extractor as well as plumbing for a washing machine. There are two double bedrooms, both with built in storage and the bathroom which is fitted with a three piece white suite.

In addition the property has gas central heating and double glazing.

Johnstone is an established town with numerous local amenities and first class bus and rail services to major towns and cities throughout west/central Scotland. The road infrastructure is excellent with Glasgow's International airport and city centre only a short car journey away. For shopping Johnstone boasts an array of supermarkets, small outlets in addition to a number of retail parks nearby. Schooling is also available at both primary and secondary levels



Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/BOW104380



Property Ref:
BOW104380 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

allen & harris



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