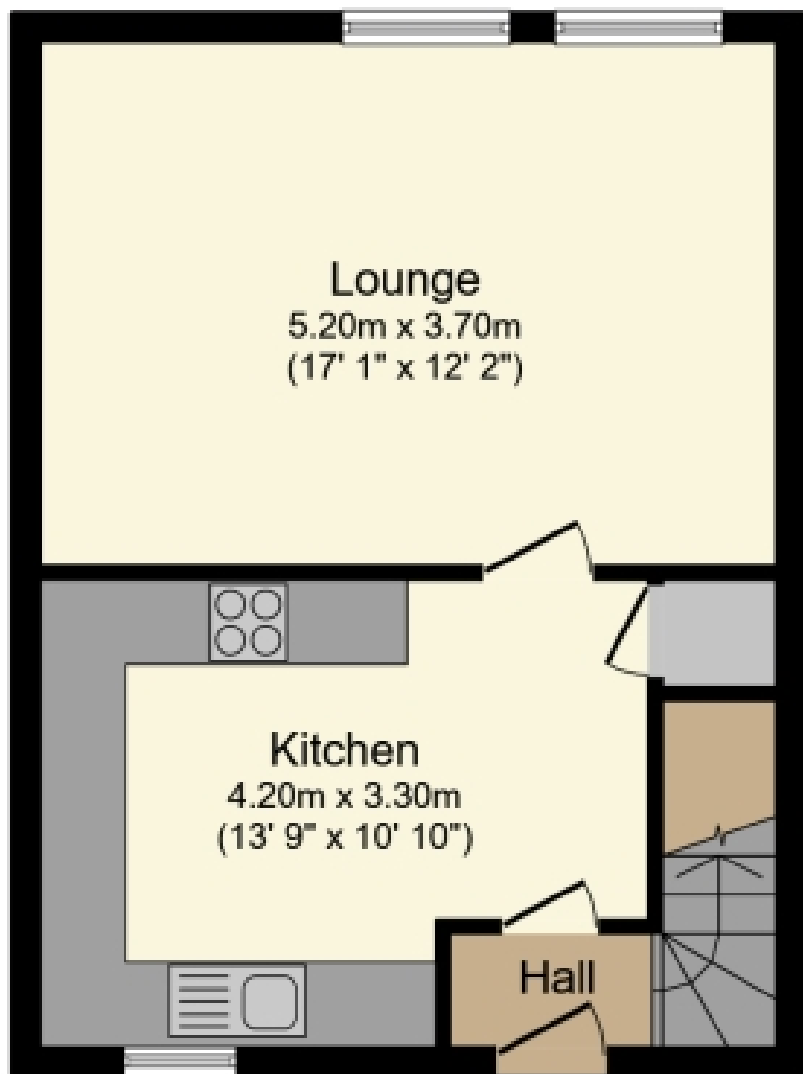




**5A Canal Street, Johnstone**

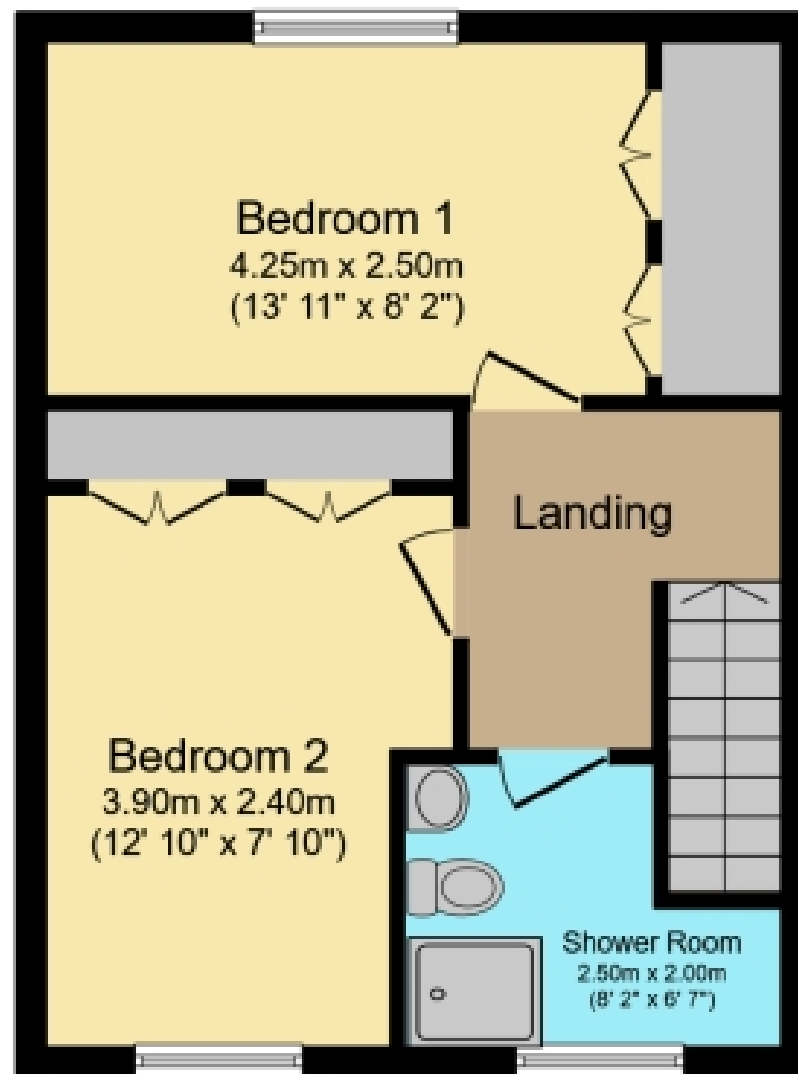
**Offers Over £75,000**





### Ground Floor

Floor area 36.9 m<sup>2</sup> (397 sq.ft.)



### First Floor

Floor area 36.9 m<sup>2</sup> (397 sq.ft.)

**TOTAL: 73.8 m<sup>2</sup> (795 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

**\*\* NEW CONTEMPORARY SHOWER ROOM \*\* 15-MIN TRAIN JOURNEY TO GLASGOW \*\* WALKING DISTANCE TO JOHNSTONE TOWN CENTRE \*\* PRIVATE BALCONY \*\* FANTASTIC FIRST-TIME PURCHASE \*\***. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Situated in the heart of Johnstone, No. 5a Canal Street is a fantastic first-floor maisonette offering spacious and flexible accommodation. The property is located less than a 10-minute walk from a host of amenities, eateries, and public transport links, with regular train services taking you to Glasgow in just 15 minutes.

A communal staircase provides access to the first level, where you'll be welcomed by a private balcony-a delightful space to soak in the summer sunshine. Upon entering, you are invited into the kitchen, fitted with modern hi-gloss wall and base-mounted units for a stylish and efficient workspace. Integrated appliances include a 4-ring electric hob, electric oven/grill, extractor hood, and there is further space for free-standing appliances where desired.

The spacious family lounge is neutrally decorated with wood-effect flooring, creating a warm and relaxing space to unwind. The generous dimensions also allow for plentiful dining space if desired.

On the upper level, you'll find two double bedrooms, boasting excellent in-built storage solutions. Completing the property internally is a recently installed, ultra-modern shower room, comprising a walk-in shower cubicle, W.C., and wash hand basin, showcasing chic marble-effect tiling and contemporary matte fixtures and fittings.

To the rear of the property is a fully enclosed communal drying green and plentiful off-street parking for both residents and visitors.

The property further benefits from gas-central heating and double glazing, providing each room within the home with a delightful warmth.

Ideally located just a 5-minute walk from Johnstone town centre which offers a great selection of local amenities including shops, eateries supermarkets 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. For detailed information on the great local and independent schooling, please use The Property Boom's school catchment and performance tool on our website.

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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.

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