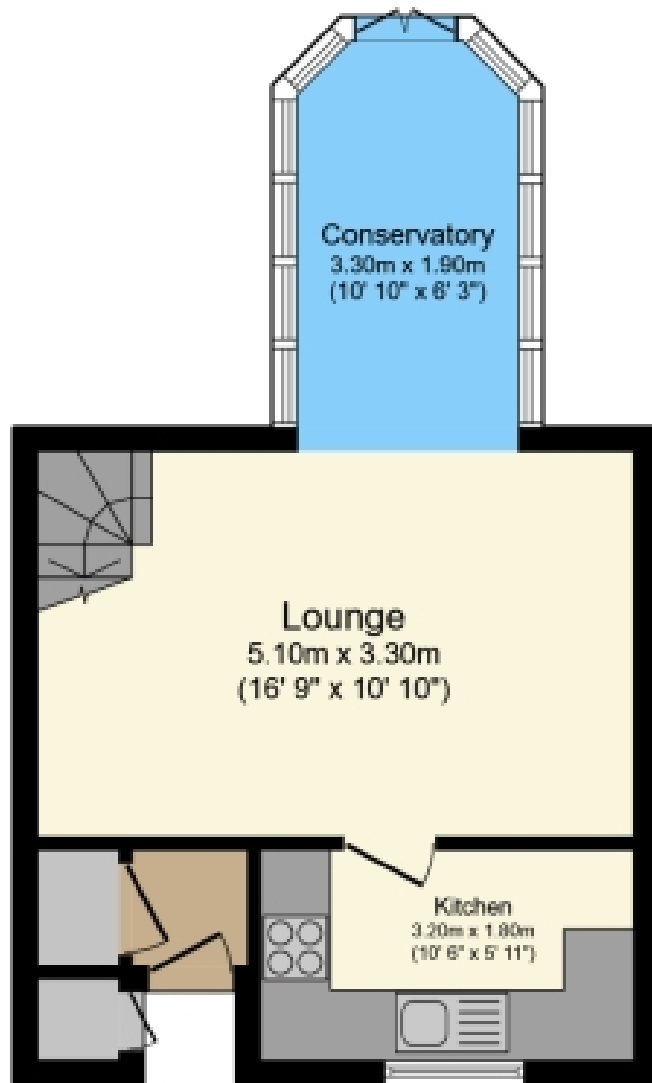




71 Collier Street, Johnstone

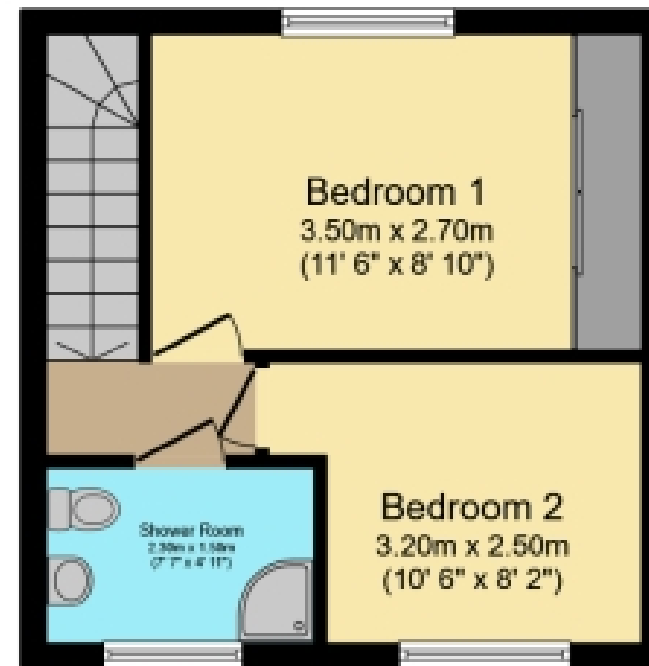
Offers Over £135,000





Ground Floor

Floor area 32.0 m² (344 sq.ft.)



First Floor

Floor area 26.5 m² (285 sq.ft.)

TOTAL: 58.5 m² (630 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

THE PROPERTY

What our clients say: "Living in this little street has been just lovely as it is very peaceful and quiet, and the neighbours are friendly. I never struggle to get a parking space, and we have 2 cars in our household. The house itself is always very cosy and warm in the winter, and bright during the summer with the open conservatory downstairs. The garden is a great size and always gets sun in the summer months. Also, as well as the train station being a 10-minute walk away, there's plenty of supermarkets within a 5-minute walk as well as great eating places restaurants and take away places."

Welcome to No. 71 Collier Street and this fabulous end-terraced home set within a sought-after Johnstone locale which has been tastefully decorated throughout, offering an excellent opportunity for a wide range of buyers to include first-time purchasers and professionals alike. The home is within a 5-minute walking distance of Johnstone Town Centre which offers a fantastic range of local amenities as well as excellent transport links with regular services to Glasgow City Centre.

Externally, ample residents parking is available via the communal car park. The front garden is predominantly laid to lawn, and a paved walkway leads you to the front entrance. Entry to the home is via a UPVC door and in turn to the welcoming reception hallway with great in-built storage.

You'll gain access in the first instance to the sumptuous family lounge, which is strikingly spacious and has been stylishly decorated with neutral tones and quality wood-effect flooring. This entire space is awash with natural sunlight, and just off the lounge you'll find the charming conservatory, offering the perfect setting for a dining table and chairs or however you see fit.

The kitchen has been recently installed, featuring a range of white hi-gloss wall and base mounted units with contrasting granite-effect countertops, creating a fashionable and efficient workspace. Quality integrated appliances include a 4-ring gas hob with electric oven/grill, extractor hood, dishwasher, washing machine and there is further space for a free-standing fridge/freezer.

Climbing the staircase to the first floor, you will find two generously proportioned bedrooms. Bedroom One boasts excellent in-built storage solutions with fitted mirrored wardrobes and additional cupboard space.

Completing the internal accommodation is the three-piece shower room, comprising of a walk-in shower cubicle, w.c. and wash-hand-basin which is contained within a stylish hi-gloss vanity unit.

The rear garden is extremely low maintenance, featuring a large sociable patio area as well as decorative stone chips, perfect for outdoor entertaining/dining alfresco during the summer months.

Gas-central heating and double glazing fill all rooms in the home with a delightful warmth.

The property is situated less than a 5-minute walk from Johnstone town centre which boasts a great selection of amenities including shops, supermarkets, restaurants, 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.

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www.thepropertyboom.com

Head Office : 31 Braehead, Beith, KA15 1EG

Tel: 0333 900 9089 / Email: smile@thepropertyboom.com