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Burngill Place
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GSPC
PROPERTY

GSPC REF : 238212

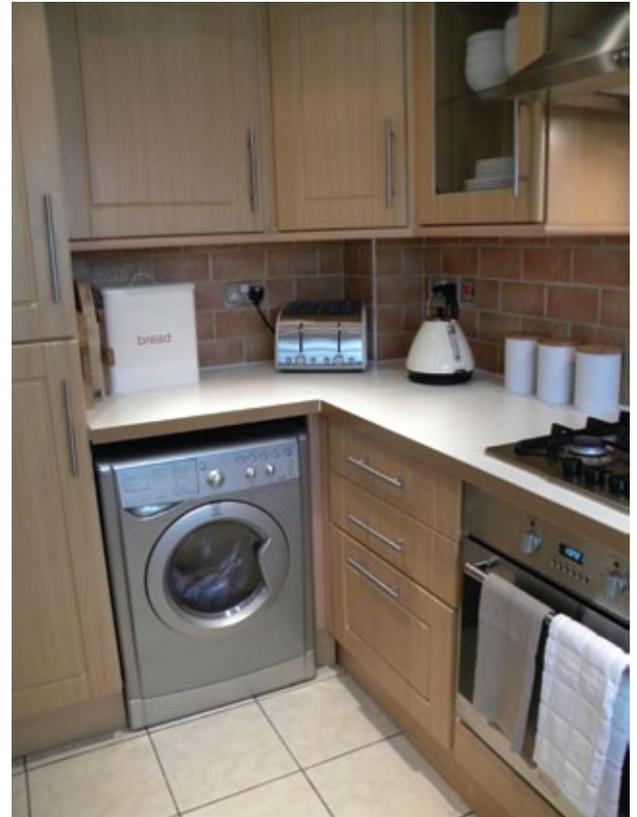
Cockburn
& Co.
Solicitors
Bridge Of Weir

**161 SPRINGFIELD PARK,
JOHNSTONE,
PA5 8JT**

OFFERS AROUND £140,000



Immaculately presented to the market this Semi Detached Villa with conservatory is in walk-in condition. Tastefully decorated throughout with many attractive features this 3 bedroomed house would be ideal for first time purchasers. The landscaped rear garden which is accessed from the conservatory is a particular feature of the property incorporating a seating area and giving an attractive setting for al fresco dining. Being adjacent to Johnstone Railway Station means that there is easy access from the property by public transport to Glasgow, Paisley and Ayrshire plus a short car journey via the M8 gives access to the Braehead Retail Park and Glasgow Airport.



Accommodation

Accommodation comprises front entrance porch leading to lounge, dining room, conservatory and kitchen with three bedrooms and bathroom on the upper floor. The property benefits from gas central heating and double glazing.

Lounge 13' x 11'

With open plan staircase to upper floor

Fitted carpet and blinds are all included in the sale.

Dining Room 7'6" x 7'6"

Glazed doors to kitchen and conservatory.

Kitchen 10'4" x 5'5"

Fully fitted kitchen with tiled flooring. Oven, gas hob and built in fridge freezer all included.

Conservatory 11'2" x 8'3"

Tiled flooring with door leading to rear garden. Bookcases, wall lights and blinds all included.

Upper Floor

Bedroom 1 10'9" x 8'

With mirrored wardrobes. Open outlook. Carpet and blind included.





Bedroom 2 7'6" x 8'4"

Blind and carpet.

Bedroom 3 5'3" x 7'4"

Laminate flooring. Blind.



Bathroom

Attractive bathroom with white suite, tiled floor and partial wall tiles. Heated towel rail. Recessed ceiling lights. Blind.

Gardens

The rear garden is undoubtedly a feature of the house and has been tastefully landscaped incorporating colourful shrub and flower areas. Slabbed driveway at front of property for parking.

EPC

Band D

DIRECTIONS

On entering Johnstone from the A737 Johnstone – Howwood Bypass proceed to Johnstone High Street and follow signs for Johnstone Railway Station. Take the first turning on right after Railway Station into Overton Road, proceed along and take first right into Springfield Park. Follow road round to left and number 161 can be found fourth on the left. Look out for GSPC sign.

VIEWING

By appointment with Messrs. Cockburn & Co., Solicitors, Burngill Place, Main Street, Bridge of Weir Telephone (01505) 690500.

OFFERS

Offers in writing are invited and should be submitted to:
Messrs. Cockburn & Co., Solicitors,
Burngill Place, Main Street, Bridge of Weir.
Telephone 01505 690500. Fax 01505 690235.

DISCLAIMER

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