



SOLICITORS & ESTATE AGENTS



**Mid Terrace House
17 Heron Place, Johnstone, Scotland PA5 0RW
Offers Over £130,000**



VIEWING
By appointment with MSM Solicitors & Estate Agents,
Tel: 0141 339 5252. Fax: 0141 339 4617.

Description

17 Heron Place is a well-proportioned mid-terrace house offering flexible family accommodation arranged over three levels. Set within an established residential area of Johnstone, the property benefits from private garden grounds to both the front and rear and provides a versatile layout suited to a variety of buyers.

Entry is via the entrance hallway, which provides access to the ground-floor accommodation. The dining kitchen offers a practical and sociable space with ample room for a dining table and chairs, making it ideal for everyday family meals and entertaining. Also located on the ground floor is Bedroom 3, a flexible room which could equally be utilised as a home office, study, playroom or additional sitting room depending on requirements.

A staircase leads to the half landing where there is a convenient WC apartment.

Continuing to the first floor, the hallway landing provides access to the main living room and Bedroom 1. The living room offers a comfortable and inviting space for relaxing, with ample room for a range of freestanding furniture. Bedroom 1 is also located on this level and provides generous accommodation with flexibility for a range of bedroom furnishings.

The uppermost level comprises the top-floor landing, Bedroom 2 and the family bathroom with WC. Bedroom 2 provides further well-proportioned accommodation, while the bathroom completes the internal layout. Useful eaves storage is also available on this level, providing valuable additional storage space.

The property further benefits from uPVC framed double-glazed windows together with a full gas-fired central heating system served by a combination boiler.

Externally, the subjects enjoy private garden grounds to both the front and rear elevations, providing useful outdoor space for relaxation, entertaining or family use.

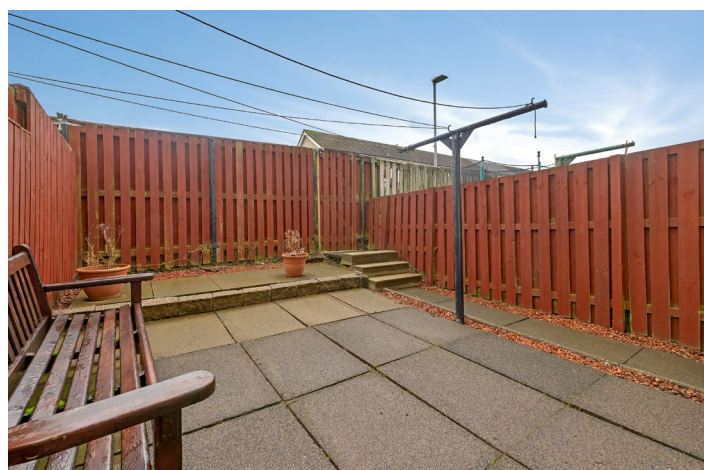
Overall, the property offers a flexible and spacious layout across three levels and presents an excellent opportunity for buyers seeking a well-proportioned home within Johnstone.

EPC Rating

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Measurements

Kitchen/Dining Room	13'5" x 12'11" 4.09 m x 3.94 m
Sitting Room	8'1" x 9'7" 2.47 m x 2.93 m
Lounge	13'7" x 12'11" 4.14 m x 3.94 m
Bedroom 1	13'7" x 9'8" 4.14 m x 2.93 m
Bedroom 2	13'4" x 7'10" 4.08 m x 2.40 m
Bathroom	10'2" x 5'0" 3.10 m x 1.52 m



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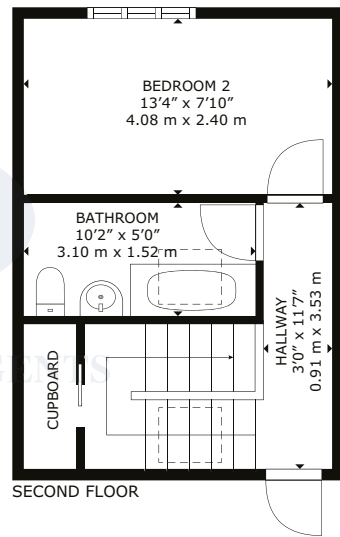
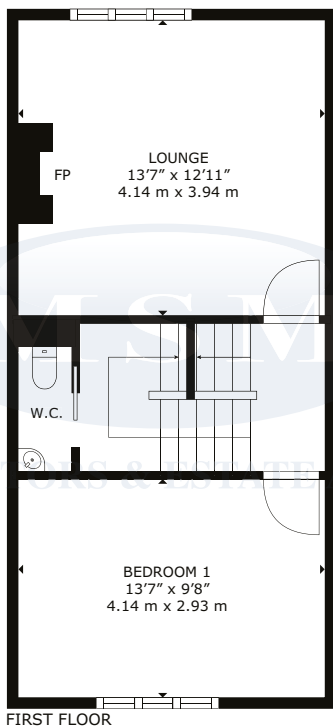
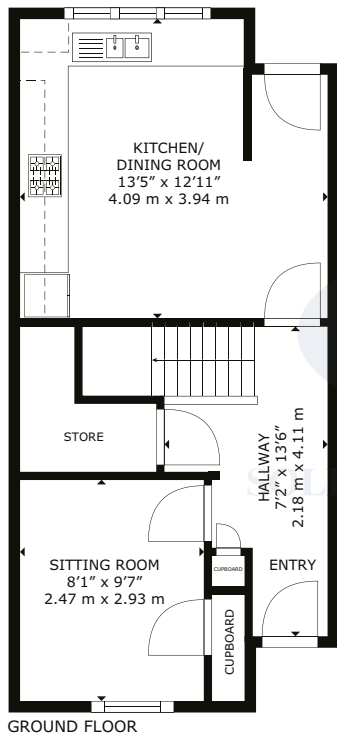
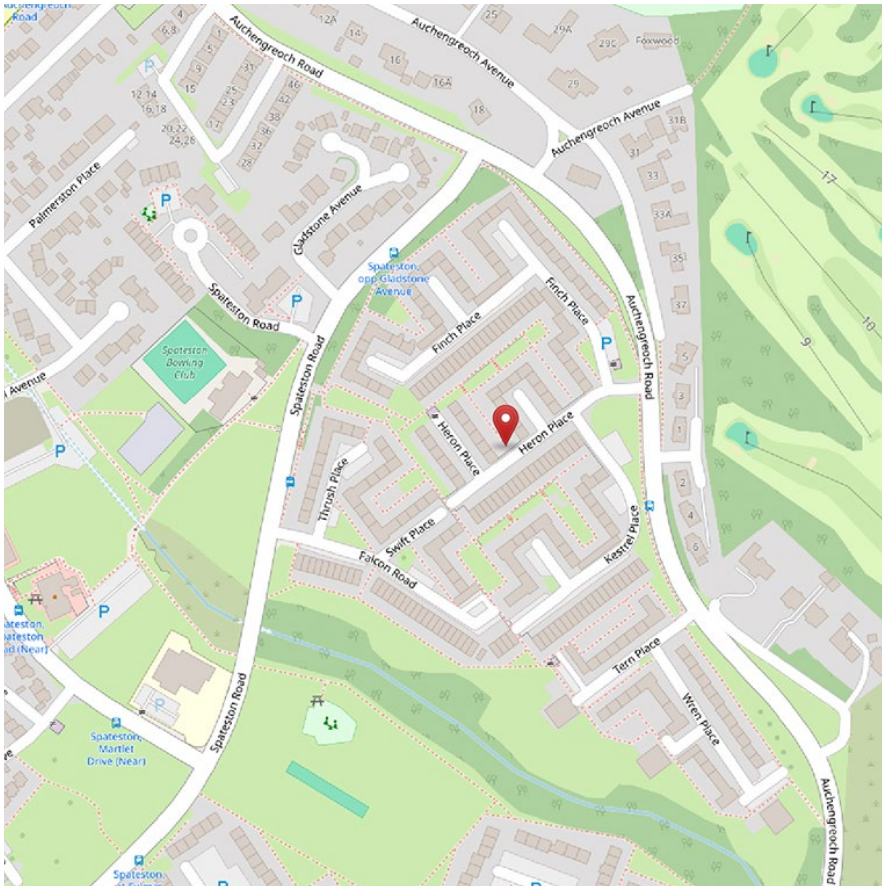
Travel Directions

From MSM, 43 Crow Road, Glasgow G11 7SH, head west along Crow Road and join the A814/Great Western Road, following signs for the Clyde Tunnel and M8. Join the M8 westbound towards Glasgow Airport/Greenock and continue past Hillington and Glasgow Airport. Leave the M8 at the junction for Paisley/Johnstone, then follow signs for Johnstone via the A737/A761. Continue into Johnstone and follow the local road signs towards the residential area around Heron Place. Turn into Heron Place, where No. 17 can be found within the development.

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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



GROSS INTERNAL AREA
GROUND FLOOR: 383 sq. ft , 35 m², FIRST FLOOR: 398 sq. ft , 37 m²
SECOND FLOOR: 266 sq. ft , 25 m², TOTAL AREA: 1,047 sq. ft , 97 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Produced by Plushplans

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.