



16 Palmerston Place
Johnstone | PA5 0RF

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3 Bed Detached House



16 Palmerston Place, Johnstone, PA5 0RF

This is a rarely available purpose-built detached property offering ample potential to create an ideal family home with a flexible layout. The property enters by an entrance hallway giving to access to all apartments. The sitting room is bright and spacious with windows overlooking the front. The dining room is adjacent with ample space for a dining table and overlooks the rear gardens. The kitchen is fitted with a range of wall and floor mounted units and has a door giving access to the rear garden. The ground floor is completed by two cupboard storage areas. Bedroom 1 overlooking the rear provides ample space for a double bed and comes with two cupboard spaces. Bedrooms 2 and 3 overlooking the front are both good sized doubles, with bedroom 3 also benefitting from cupboard space. The accommodation is completed with a shower room benefitting from a three piece suite. Externally there are superb gardens to the front and a well maintained private garden to the rear as well as a paved area for seating. The garden area extends to the side of the house creating vast potential for a side extension. The property further benefits from a large driveway and single garage and is located at the end of a quiet cul-de-sac with no through traffic. The property specification includes UPVC double glazed windows as well as UPVC double glazed doors to the front and rear. The property is in close proximity to usual amenities such as schools and restaurants. Furthermore, the M8 Motorway network also connects Johnstone to the central belt with ease.



All room measurements are taken at the longest and widest points:-

Living Room 4.20m x 3.40m

Dining Room 3.60m x 2.59m

Hallway: 4.80m x 2.00m

Kitchen: 3.00m x 2.7m

Bedroom 1: 3.90m x 3.50m

Bedroom 2: 3.90m x 3.50m

Bedroom 3: 2.90m x 2.50m

Landing: 3.00m x 2.00m

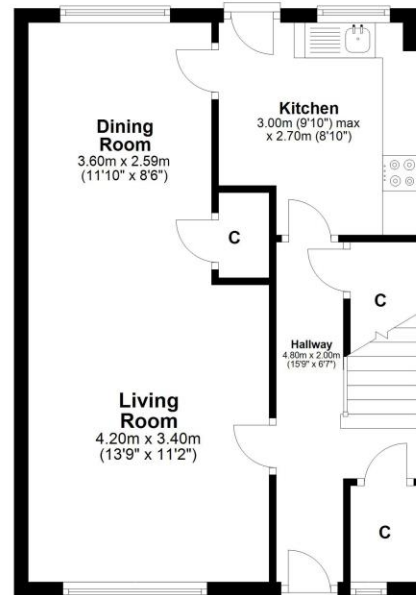
Shower Room: 1.80m x 2.00m



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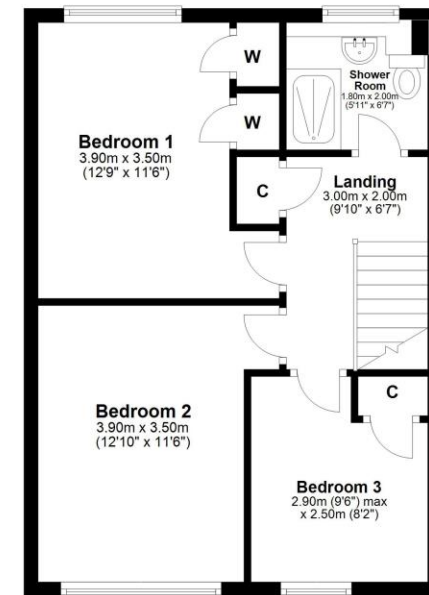
Ground Floor

Approx. 43.5 sq. metres (468.1 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.1 sq. feet)



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Total area: approx. 87.0 sq. metres (936.2 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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117 Byres Road, GLASGOW, G12 8TT

www.pattisonandcompany.com Fax: 0141 357 2871 propertyadmin@pattisonandcompany.com

0141 334 7706