



21 Walnut Crescent
Johnstone | PA5 9QJ

pattison&co

Offers Over £89,000



21 Walnut Crescent, Johnstone, PA5 9QJ

This 2 bed mid terraced villa is presented to market in a popular pocket of Johnstone. The property enters off street level by a private paved front garden. The accommodation comprises of a spacious hallway giving access to all apartments, with a well proportioned cupboard to the front which would make an ideal downstairs bathroom (subject to the usual council permissions) and stairs to the upper floor. The expansive front facing lounge welcomes an abundance of natural light and benefits from a feature fireplace. The rear facing "L" shaped kitchen offers a wealth of floor and wall mounted cabinetry and counter space with two double windows providing tranquil views on to the rear garden grounds. The ground floor accommodation is completed with a utility space giving access to the rear gardens and a secondary cupboard space for storage. Upstairs, the landing leads to 2 well proportioned bedrooms, each providing space aplenty for a double bed with storage. Front facing bedroom 1 also includes 2 integrated cupboards. The family shower room also located on the upper floor benefits from floor and full height wall tiling in neutral tones, with white sanitaryware and shower with enclosure. The property specification includes gas fired Worcester Greenstar boiler and UPVC double glazed windows. Access to the rear garden is provided over a footpath to the rear of neighbouring number 19. Whilst the property could benefit from a degree of modernisation, this property makes the perfect family home. The property is ideally located being just a short walk from convenient and reliable bus services via Elm Drive, and nearby Johnstone Train Station. Auchenlodment Primary School is just a stone's throw away and Johnstone town centre provides access to amenities such as supermarkets, shops and restaurants. The nearby M8 motorway network connects the property to the central belt with ease.



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

Living Room: 4.50m x 3.50m

Kitchen: 2.90m x 1.40m

Upper Landing: 1.45m x 1.99m

Bedroom 1: 3.11m x 4.51m

Bedroom 2: 3.40m x 3.51m

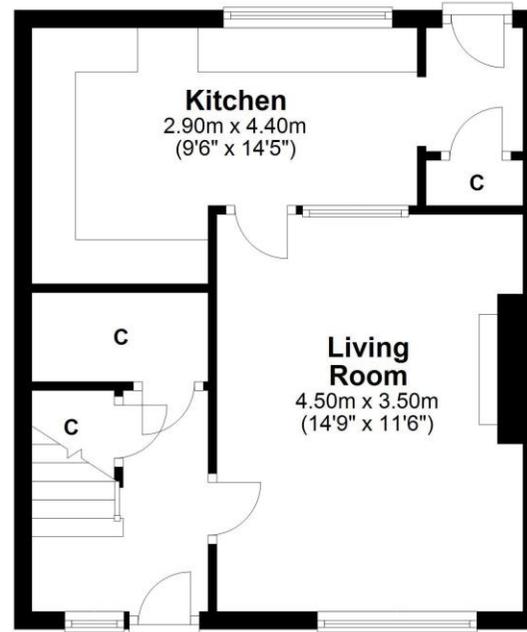
Shower Room: 1.85m x 1.99m



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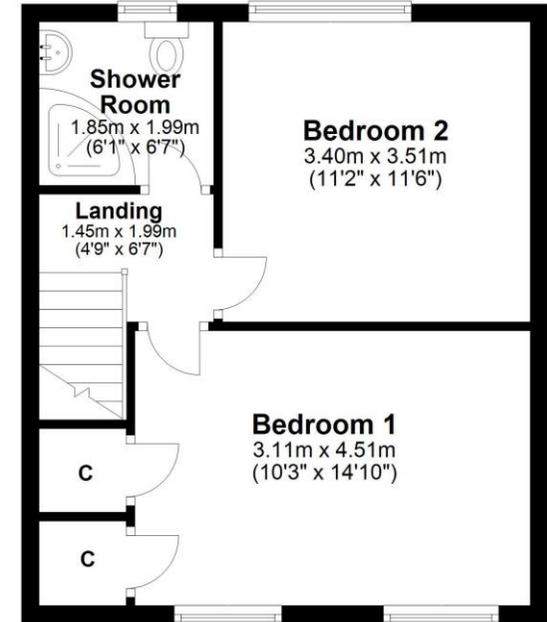
Ground Floor

Approx. 37.1 sq. metres (399.1 sq. feet)



First Floor

Approx. 37.1 sq. metres (399.1 sq. feet)



Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89
69-80	C	74	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>



Total area: approx. 74.2 sq. metres (798.2 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.