



Canal Avenue | | Johnstone | PA5 8ET

Offers Over £225,000

moving

ESTATE AGENTS

Moving Estate Agents are delighted to welcome to the market Ivybank, Canal Avenue.

An extended three-bedroom stone-built semi-detached home in a sought-after area, with accommodation over two levels in walk-in condition.

Property Description
This stunning semi-detached family home is located in the Johnstone area, just off the high street. The property sits in a well-sought-after area, with all the amenities of Johnstone Town Centre on your doorstep, but having a tranquil setting also allows for a central location. On entering the property through the main door, you step into a welcoming reception vestibule with a curved staircase taking you to the upper level. To the front is the lounge with a three-picture window formation, giving lots of natural light, as the lounge sits overlooking the substantial front gardens with a drive. Just off the hall is the dining room to the rear of the property, allowing access to the kitchen with a range of floor and wall-mounted units, along with contrasting worktops, with door access to the rear gardens. Just off the kitchen is a room currently used as an office to work from home. Finishing the ground level is the family bathroom with a three-piece suite with a shower over bath.

On taking the stairs to the upper level, you will find there are three good-sized bedrooms.

The property further benefits from Gas Central Heating, Double Glazing, a drive giving off-street parking and a private garden to front and rear with garden cabin.

Johnstone itself is local to an array of local amenities. With Morrisons and Aldi on your doorstep, with a larger range of shopping at the Phoenix Retail Park, Linwood. Close by, Paisley Town Centre offers a host of supermarkets, shops, bars, restaurants, and transport links. There are regular bus and train services, with Johnstone train station within walking distance, with the bus service giving access to the Royal Alexander Hospital and Glasgow City Centre alike.

The M8 motorway network is also close by leading to Glasgow International Airport, Glasgow City Centre as well as other outlying pockets.

Whilst we endeavour to provide as accurate information as possible our particulars are for reference only and should not form part of any contract or offer. Measurements are taken at the widest points and our floor plans may not be exactly to scale.

Please refer to the sellers commissioned professional Home Report for further information and all Material Facts as to the Property. The Home Report (Property Questionnaire) will indicate to the best of the seller's knowledge as to the supplied services to the property. Council Tax Band, Gas & Electricity. planning proposals and any associated risks to the property can be found here.



Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2