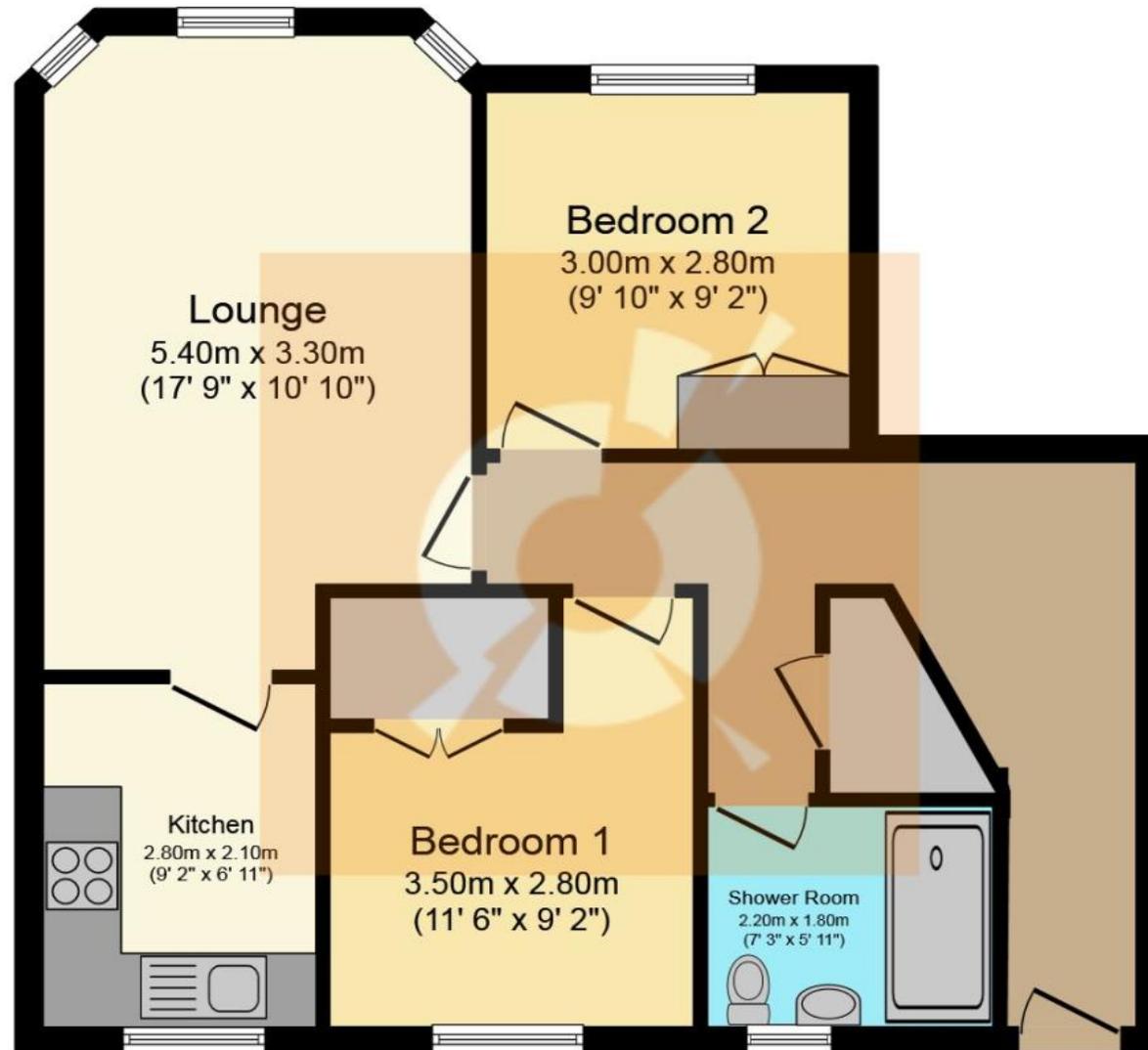




Flat 1/1, 7 Kirkland Grove, Johnstone

Offers Over £79,995





## Floor Plan

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## THE PROPERTY

**\*\*PERFECT FOR FIRST-TIME PURCHASERS & DOWNSIZERS\*\*** Spacious apartment situated within desirable town centre development. View in Person or Online. Less than a 2-minute walk to a host of fantastic local amenities and public transport links. **\*\*HD Property Video Tour Available\*\*** Please contact your personal estate agents, The Property Boom for much more information.

Welcome to No.7 Kirkland Grove and this fabulous two-bedroom apartment situated within a modern Johnstone development which presents itself as a fantastic first-time purchase, buy to let investment or downsizing opportunity. This property is just a short 2-minute walk from Johnstone town centre offering a variety of local amenities, eateries, and public transport links.

Externally, the building is kept in immaculate condition with manicured lawn sections and a paved walkway leading to the secure door entrance with a well maintained communal close. Upon entering flat 1-1, the warm and welcoming reception hallway gives access to all rooms and holds a built-in cupboard, offering great storage.

The lounge boasts fabulous dimensions and is further complimented with an abundance of natural sunlight coming from the large bay window formation. The space has been decorated with neutral tones to create a warm and inviting space to relax and unwind.

The kitchen has been fitted with an array of wall and base mounted units paired with butcher-block effect countertops, creating a fashionable and efficient workspace. Integrated appliances include a 2-ring electric hob, electric oven/grill and extractor hood and there is additional space for a fridge freezer and washing machine.

The property boasts two generously proportioned bright and airy bedrooms which both have the advantageous feature of convenient, built-in wardrobes. Completing the property internally is a fully tiled, three-piece shower room comprising of W.C., hand wash basin and walk-in shower enclosure with glass screen.

Heated by electric heating and featuring double glazed windows throughout, the property enjoys a lovely warmth all year round. The property also benefits from a communal rear drying green, allocated parking space and there is additional off-street parking available.

The property is situated less than a 2-minute walk from Johnstone town centre which boasts a great selection of amenities including shops, supermarkets, restaurants, schools and transport services. Bus and rail links give regular access throughout the area into Glasgow and further afield. The M8 motorway network is within a few miles and provides additional links to Glasgow Airport, Braehead Shopping Centre and Glasgow City Centre.

This spacious two-bedroom apartment will no doubt be very popular, therefore we would recommend an early viewing. Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report.

**THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.**

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