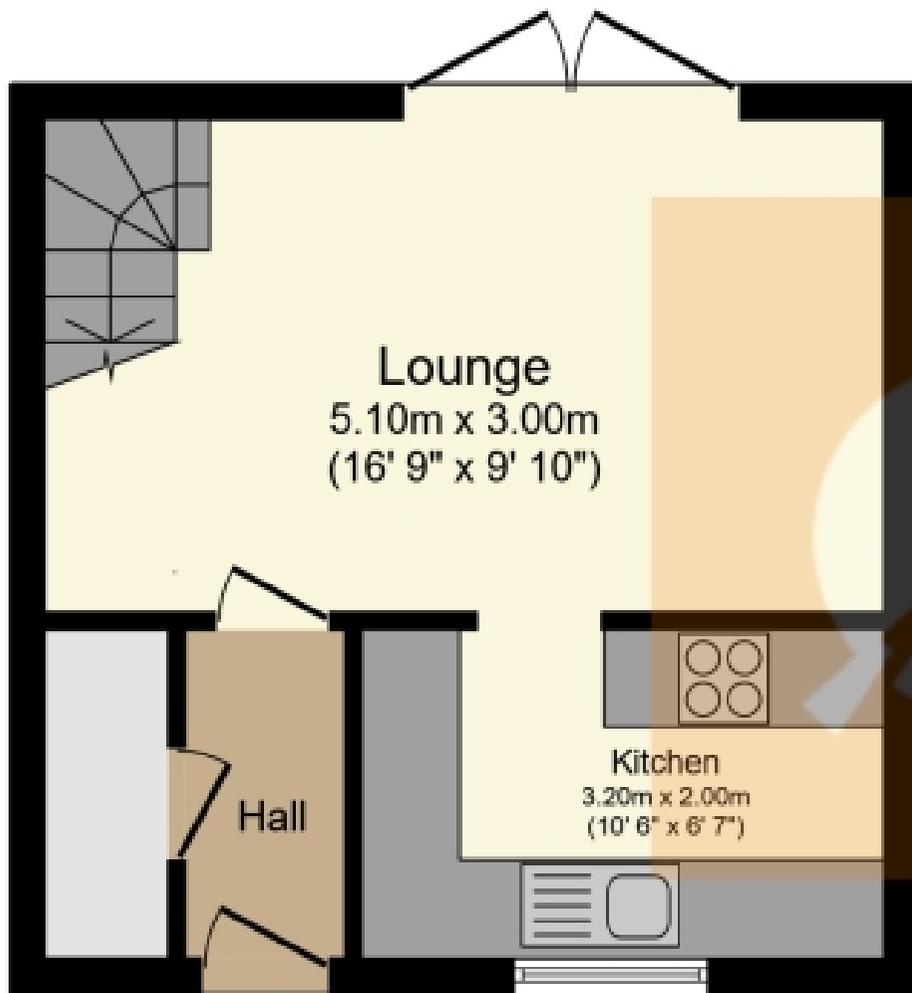




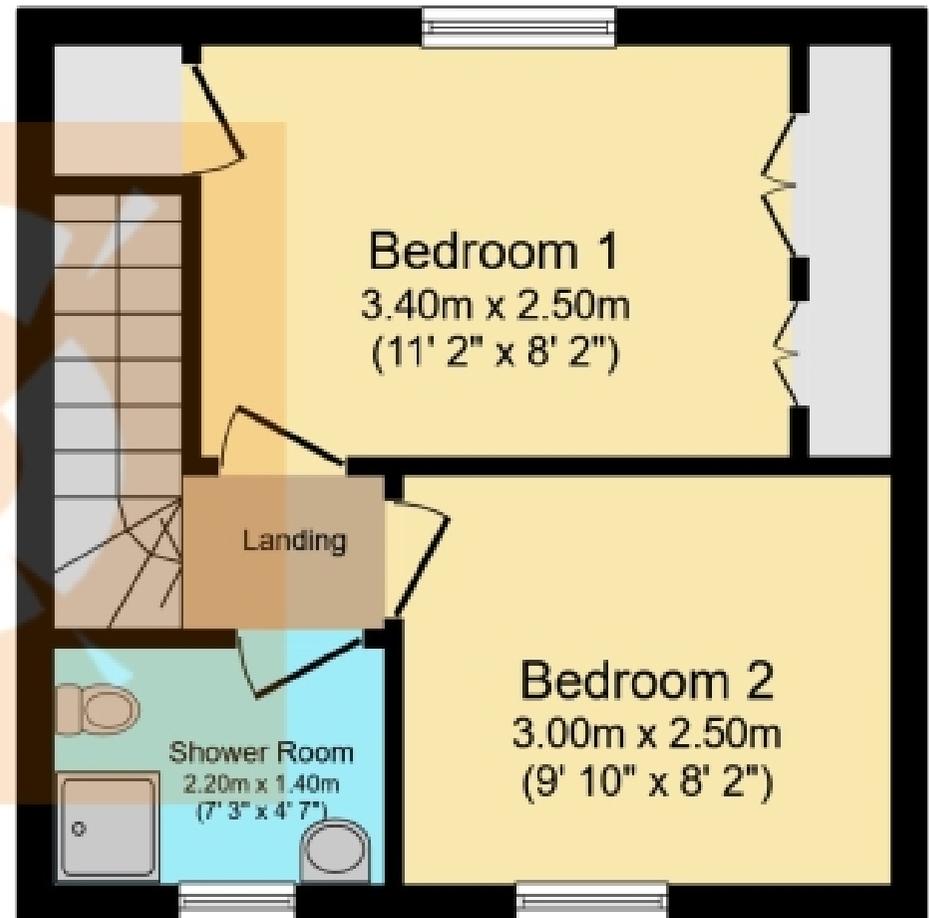
**35 Collier Street, Johnstone, PA5 8AG**

**Offers Over £95,000**





**Ground Floor**



**First Floor**

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

## THE PROPERTY

Welcome to No. 35 Collier Street. This fantastic, terraced home has been presented to the market in immaculate condition and offers itself as the perfect first-time purchase or family accommodation. The property is within walking distance of Johnstone Town Centre which has an eclectic range of local amenities as well as excellent transport links.

To the front of the home is a multi-car driveway with decorative stone chips and paved walkway leading to the entrance. You are welcomed in via the bright and airy reception hallway which holds excellent in-built storage solutions both externally and internally.

The property is deceptively spacious with a generous family lounge, neutrally decorated with quality laminate flooring. The lounge boasts large patio doors which flood the room with sunlight and allow access to the rear garden, perfect for during the summer months.

The well-appointed kitchen houses an array of wall and base mounted units paired with contrasting worktops for a fashionable and efficient workspace. The kitchen further benefits from an integrated 4-ring gas hob, electric oven/grill, stainless-steel sink with chrome mixer tap and there is ample space for freestanding appliances.

On to the upper level of this wonderful home are two generously proportioned double bedrooms which have both been tastefully decorated with soft, neutral tones. Bedroom One also boasts excellent in-built storage solutions with fitted wardrobes and cupboard space. Completing No. 35 internally is a contemporary wet room, the pristine space comprises of electric shower head, W.C., and wash hand basin.

To the rear of the property is a fabulously low maintenance garden, the space has a sociable patio area and decorative stone chips. The garden is fully enclosed and perfect for children and pets alike.

Gas-central heating and double glazing fill all rooms in the home with a delightful warmth.

The property is situated less than a 5-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 fantastic mid-terrace home 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.

Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

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

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