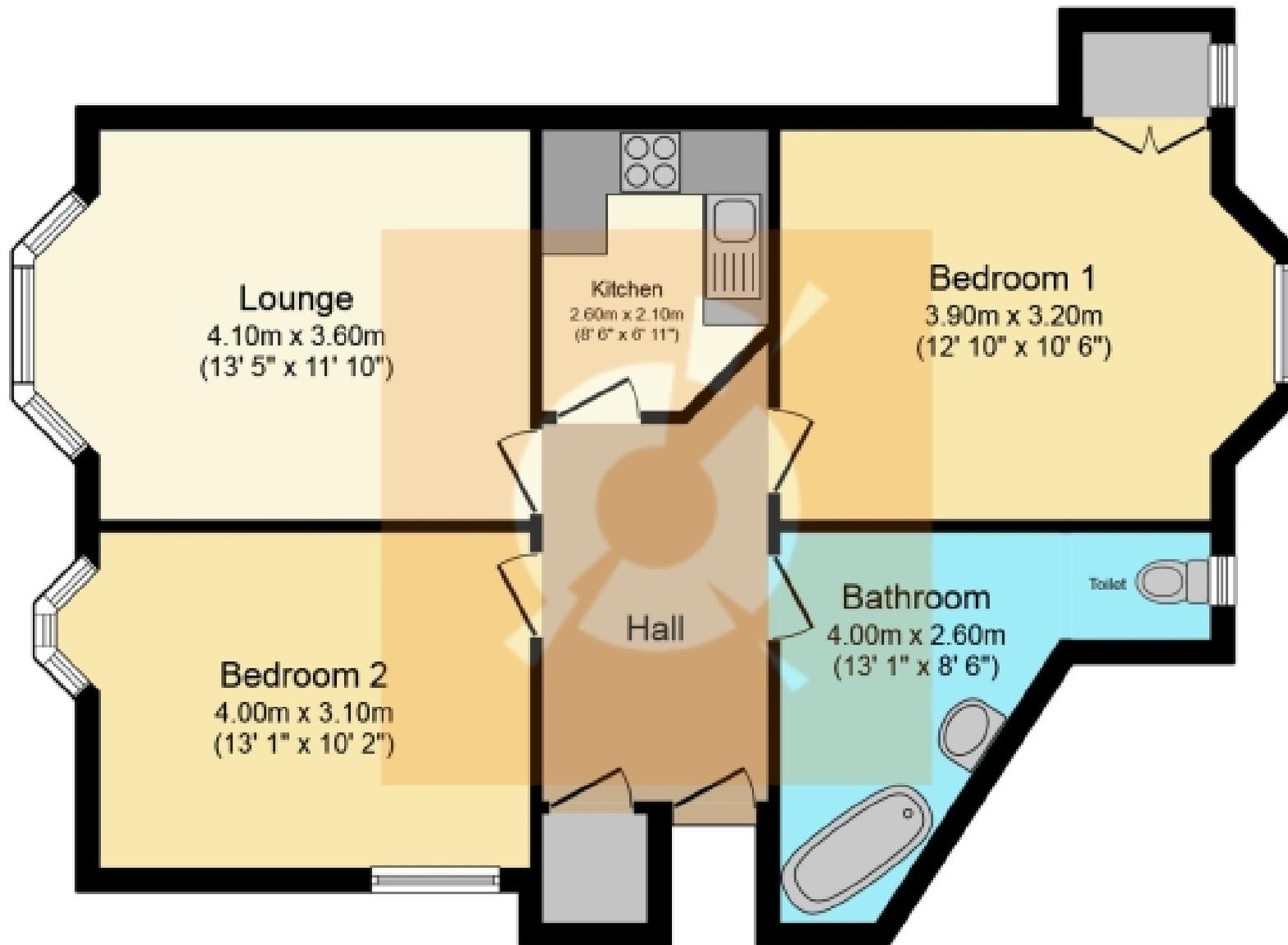




**Flat 2/3, 2 Overton Crescent, Johnstone**

**Offers Over £69,995**





## Floor Plan

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

## THE PROPERTY

**\*\*EXTENSIVELY REFURBISHED \*\*BRAND NEW KITCHEN & BATHROOM\*\*FULL ELECTRICAL REWIRE\*\* TRAIN STATION A SHORT WALK \*\* NEW HEATING SYSTEM INCLUDING BOILER & RADIATORS\*\* REPLASTERED\*\*NEW FLOORING\*\*COMPLETELY REDECORATED \*\***

Situated within the ever-popular Johnstone locale, this fabulous apartment has been extensively refurbished to create a stylish and spacious home; perfect for first time buyers and buy to let investors. The property is just a short walk from a host of amenities and public transport links offering regular services to Glasgow City Centre in less than 20 minutes.

Secure door entry offers access to the building with well maintained communal close and staircase leading to the second floor. You are welcomed into Flat 2/3 through a bright and airy reception hallway offering access to all the rooms and leading into the lounge in the first instance.

The charming family lounge has been freshly decorated and fitted with brand-new fitted carpets. The lounge further boasts impressive ceiling heights and dimensions along with large bay formations which fill the room with natural sunlight.

The contemporary fitted kitchen has been newly installed with an array of high-gloss wall and base mounted units paired with contrasting countertops, creating a fashionable and efficient workspace. All integrated appliances are brand new, and include a 4-ring electric hob, electric oven/grill, extractor hood and stainless-steel sink with flexi mixer tap.

Within this fabulous apartment are two generously proportioned double bedrooms, both stylishly decorated with Bedroom One boasting a desirable walk-in wardrobe. Completing the home internally is a brand new, ultra-modern bathroom comprising of a shower-over-bath with glass screen, W.C. and wash hand basin alongside a host of quality fixtures and fittings including a waterfall mixer tap, rainfall shower, chrome heated towel rail and LED heated mirror.

Gas-central heating and double glazing provide a delightful warmth throughout. To the rear is a low maintenance communal drying green offering a great space for pets.

Johnstone has a great selection of local and town centre amenities including shops, supermarkets, 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 apartment will no doubt be 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. Thank you.

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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