



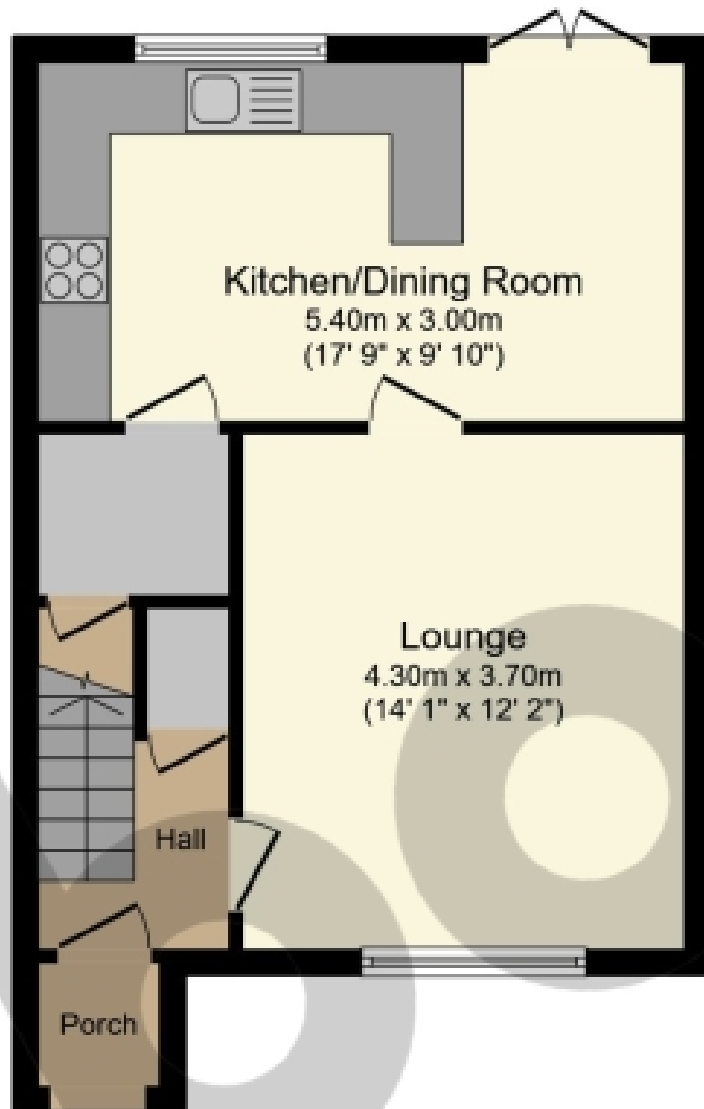
**8 Burnside Grove, Johnstone**

**Offers Over £155,000**



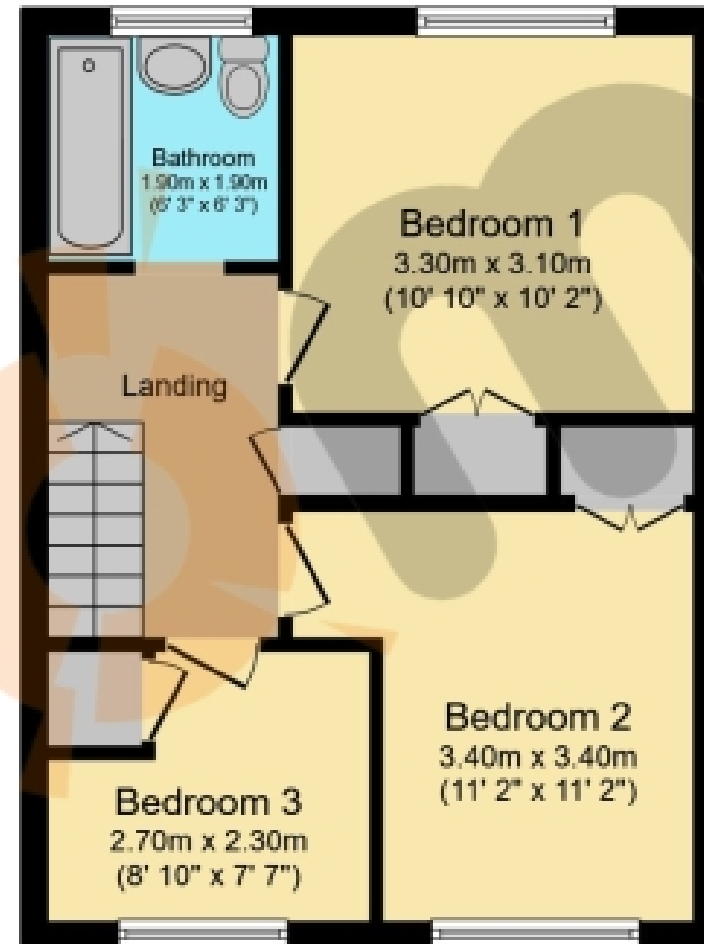






### Ground Floor

Floor area 41.1 sq.m. (443 sq.ft.)



### First Floor

Floor area 40.0 sq.m. (430 sq.ft.)

**Total floor area: 81.1 sq.m. (873 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

**\*\* NEW DOUBLE GLAZED WINDOWS \*\* DESIGNATED PARKING \*\* LOW MAINTENANCE REAR GARDEN \*\* ULTRA MODERN KITCHEN \*\* CLOSE TO A HOST OF LOCAL AMENITIES \*\*** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Welcome to No. 8 Burnside Grove, a fantastic, terraced family home situated close by to a host of amenities including a primary school, park and train station making for easy travel.

The family lounge is generously proportioned with a large picture window allowing in masses of natural light alongside a focal point fireplace providing a delightful warmth.

The ultra-modern kitchen boasts sleek white and black accents throughout, holding an array of wall and base mounted units paired with granite effect countertops for an efficient workspace. The kitchen hosts ample dining room if desired with patio doors leading to the rear garden.

Into the upper level are three generously proportioned bedrooms with Bedroom One and Two holding excellent in-built storage solutions. Completing the home internally is a three-piece tiled family bathroom comprising of a bath with overhead shower, W.C. and wash hand basin enclosed within a vanity unit.

To the rear is a fabulous low-maintenance and fully enclosed garden space, making for a private and safe space for the family to relax.

Ideally located just short distance to Johnstone town centre which offers a great selection of local amenities including shops, eateries supermarkets 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. For detailed information on the great local primary and secondary schools within walking distance and independent schooling, please use The Property Boom's school catchment and performance tool on our website.

WOULD YOU LIKE A FREE DETAILED VALUATION OF YOUR OWN PROPERTY?

TAKE ADVANTAGE OF OUR DECADES OF EXPERIENCE AND GET YOUR FREE PROPERTY VALUATION FROM OUR FRIENDLY AND APPROACHABLE TEAM. WE CUT THROUGH THE JARGON AND GIVE YOU SOLID ADVICE ON HOW AND WHEN TO SELL YOUR PROPERTY.

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 OFFER OR CONTRACT.

**www.thepropertyboom.com**  
**Head Office : 31 Braehead, Beith, KA15 1EG**  
**Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)**