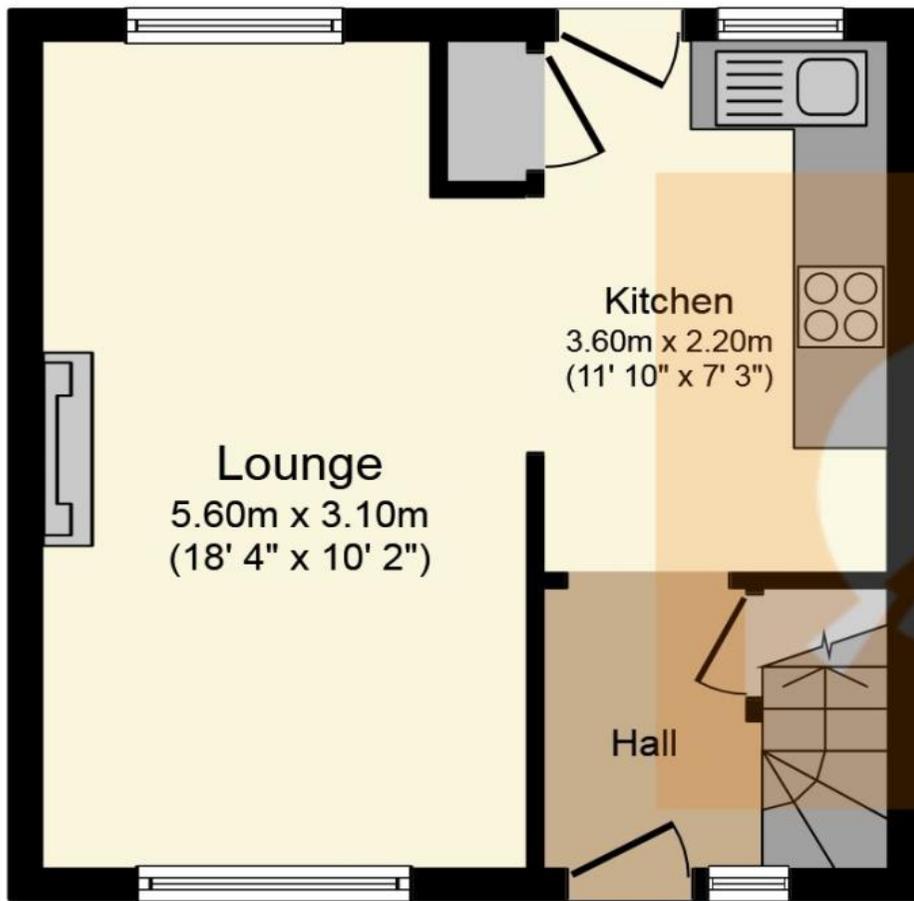




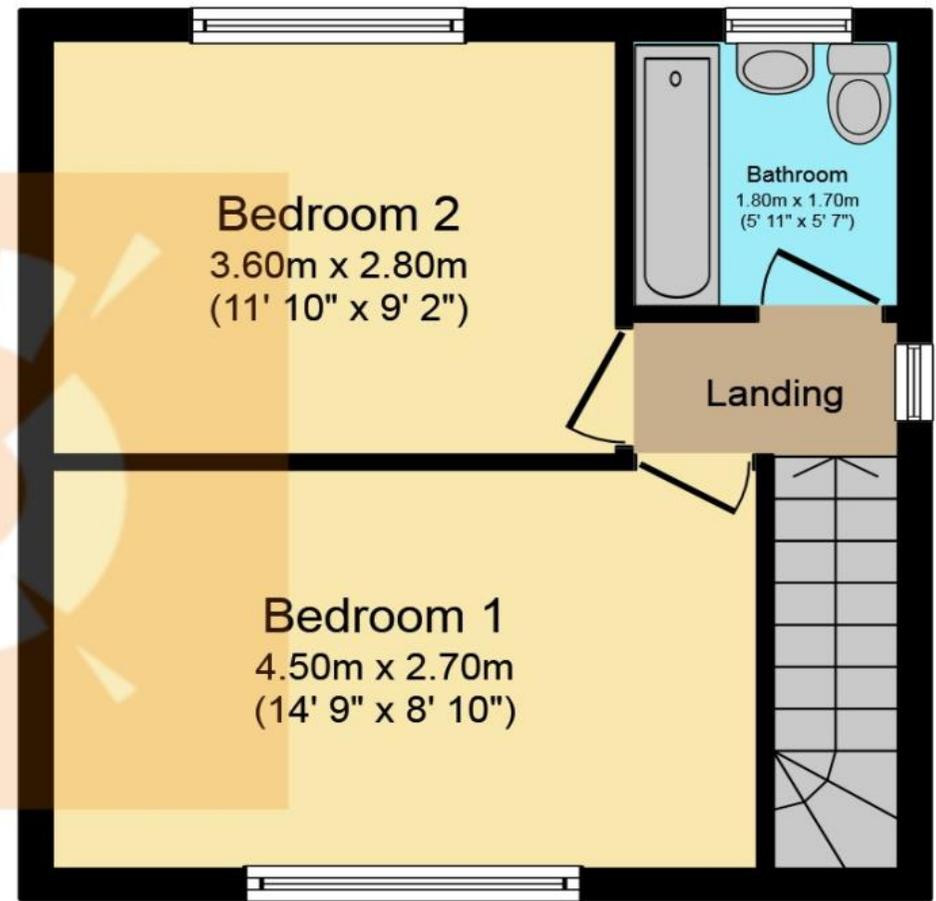
39 Cedar Avenue, Johnstone

Offers Over £90,000





**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. 39 Cedar Avenue and this stunning two-bedroom end-of-terrace home. Externally to the front of the property is the beautifully landscaped garden with cleverly designed rockery, comprising of a section laid to lawn.

On entering this fabulous family home through the hallway, you will be greeted with exceptional design over two levels. It is immediately apparent that our clients have taken great care of this family home, equipped for modern day living.

The open plan lounge with chic modern décor is pleasantly located to the front and flooded with natural light coming from dual-aspect window formations. It has a real cosy feel with the feature fireplace and multi-fuel stove as its focal point, making it the perfect place to relax and unwind after a long day. There is a designated dining area which can also be found, making a perfect space for entertaining. The ground floor has replacement floorboards with additional insulation added, making for additional warmth.

The impressive kitchen boasts an array of stylish modern floor and wall units with striking quartz tiled countertops, providing a fashionable and efficient workspace. There is a white ceramic sink with chrome mixer tap and integrated appliances include a 4-ring induction hob and electric oven/grill with extractor hood and dishwasher. These appliances will be included within the sale of this property, making this an excellent purchase for a first-time buyer or professionals alike.

Aesthetic quality flooring in the kitchen leads you to the backdoor, providing access to the beautifully landscaped rear garden. The back garden is predominantly laid to lawn, making for easy maintenance and is beautifully complimented with a variety of mature shrubbery and decorative planting. The raised sociable decking area offers the option of outdoor entertaining/dining alfresco and a timber shed provides excellent storage space for garden equipment. The upper level of this fabulous property is accessed via a carpeted staircase with white timber bannister, leading you to two generously proportioned double bedrooms. Both bedrooms have been stylishly decorated throughout with fresh, neutral tones and fitted carpets, creating a warm cosy feel.

The recently installed three-piece, partially tiled family bathroom is simply stunning, encompassing a shower-over-bath with glass screen, tasteful high-gloss vanity unit containing the wash-hand-basin and W.C. Contemporary chrome fixtures and fittings can be found throughout. All rooms have double glazing and gas central heating providing a lovely warmth. This stunning accommodation is a real credit to our client's fabulous taste in super stylish fixtures and fittings and we would highly recommend an early viewing to avoid missing out.

Ideally situated for local Primary and Secondary Schools. For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website. 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.

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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