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ESTATE AGENCY

3D Ness Avenue,  
Johnstone PA5 0PF

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Originally built by Persimmon in 2007, this impressive modern semi-detached villa is set within the Corseford area of Johnstone. Close to the south western rural boundary of Johnstone and adjacent to the village of Howwood this well presented family home is convenient for Fordbank Primary School, Johnstone High school and close to Milliken Park & Howwood railway stations.

Neutrally decorated throughout, the property has been well maintained with accommodation comprising; reception hallway with WC off, spacious front facing lounge with under stair storage, dining kitchen which has ample space for a dining table and has direct access to the rear garden via Upvc French doors.

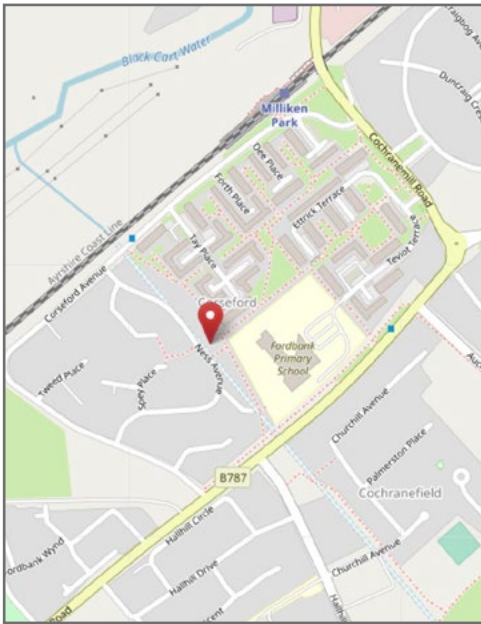
A carpeted stairwell leads to the upper floor where there are three well-proportioned bedrooms, each with built in storage and the house bathroom is fully tiled and has an electric shower over the bath.

Externally the property has a slab driveway and front lawn. The rear garden is level and mainly to lawn with storage all bordered by timber fencing.

The specification of this lovely home includes a gas fired central heating system, security alarm system and double glazing.







EPC rating

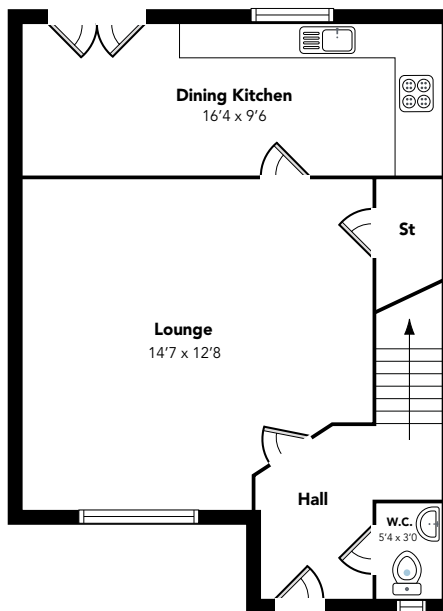
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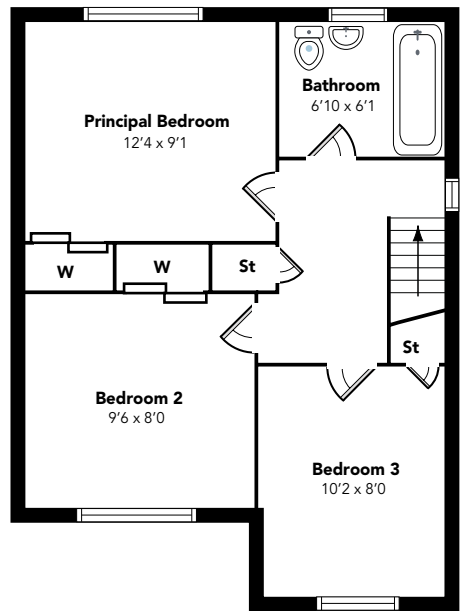
#### disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

#### GROUND FLOOR



#### FIRST FLOOR



Floorplans are indicative only - not to scale

Produced by [Plushplans](#)

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