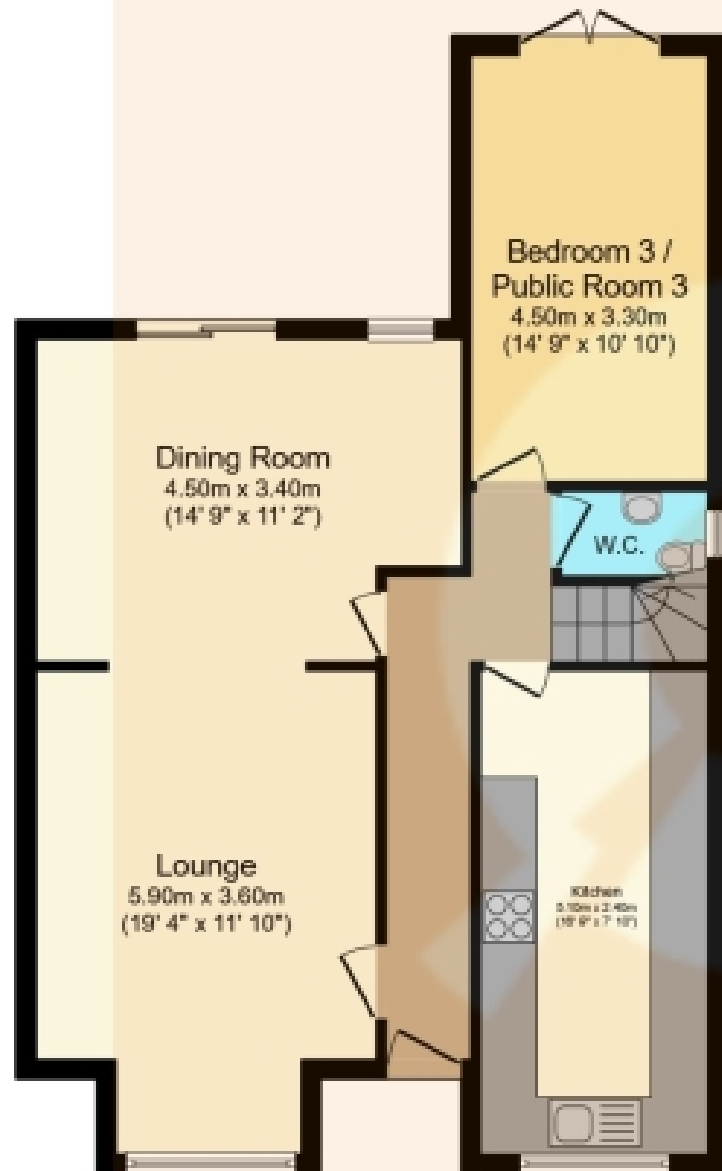




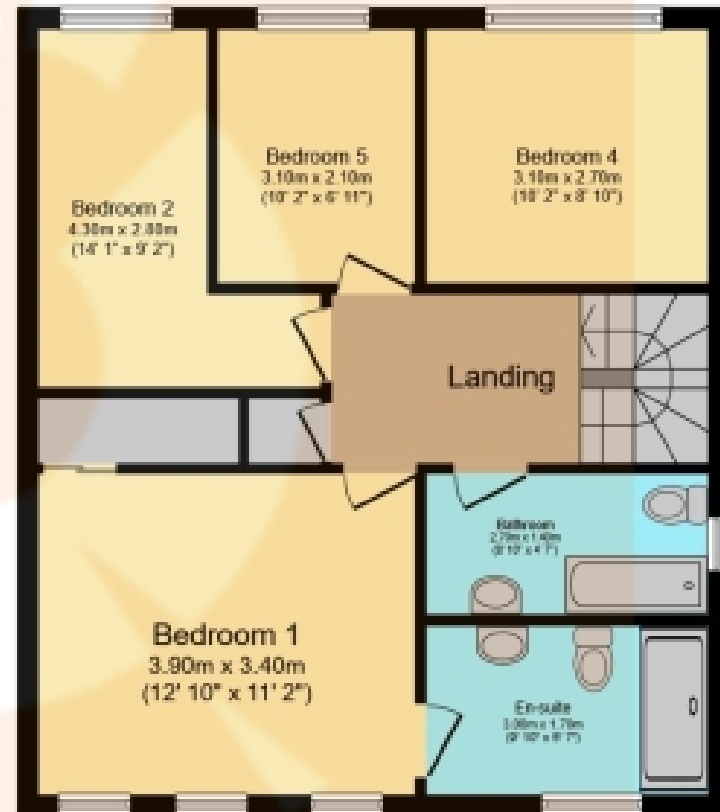
**35 Woodlands Crescent, Johnstone**

**Offers Over £279,995**





**Ground Floor**



**First Floor**

Total floor area 123.3 sq.m. (1,327 sq.ft.) approx

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

## THE PROPERTY

**\*\* TRUE WALK-IN CONDITION \*\* IMPRESSIVE GARAGE CONVERSION \*\* NEWLY FITTED KITCHEN \*\* RECENTLY INSTALLED FAMILY BATHROOM & W.C. \*\* BEAUTIFULLY LANDSCAPED GARDENS WITH OUTDOOR BAR \*\* MULTI-CAR DRIVEWAY \*\***. View in Person or Online. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 35 Woodlands Crescent - a stunning detached home, offering an incredible living experience. Step inside and be captivated by the impressive dimensions and stylish décor which this fabulous family accommodation has to offer.

The front of the property boasts a convenient monobloc driveway, providing safe off-street parking. As you enter, you are greeted with the welcoming entrance hallway, decorated with a neutral palette in mind. The spacious lounge is bathed in an abundance of natural light, enhancing the feeling of bright airy spaciousness that you get when you first walk in. The lounge is open-plan to the dining room, providing a fabulous place for entertainment. Chic French doors provide direct access to a sociable decking area with hot tub and pergola.

The newly fitted, high-gloss kitchen features a range of quality integrated appliances including a child-friendly induction hob with electric oven/grill and extractor hood, fridge-freezer, dishwasher, washing machine and wine cooler. There is an array of high-gloss base and wall mounted units providing ample kitchen storage. The units are complimented by stylish marble effect countertops.

With five generously proportioned bedrooms, this home offers flexible living accommodation. The master bedroom boasts an en-suite three-piece shower room. The downstairs bedroom is currently being utilised as an office by our clients, however, offers a multitude of potential uses to include a playroom or further sitting room. Additionally, a three-piece family bathroom can be found upstairs, and is home to a bathtub with overhead shower, w.c. and wash hand basin. Completing the ground level is the downstairs w.c. which is so elegant in its simplicity.

The substantial rear garden is beautifully landscaped and predominantly laid to lawn, offering a great space for children and pets alike. The sociable patio area beckons you to relax and enjoy the company of friends and family. With gas central heating and double glazing throughout, you can enjoy a cosy home year-round.

Living in Johnstone offers a charming and vibrant community experience. Located in the heart of Renfrewshire, this historic town combines the best of both worlds - the tranquility of a residential area and the convenience of nearby amenities. The town offers a range of local shops, restaurants, and leisure facilities, ensuring that residents have everything they need within easy reach. Nature lovers will appreciate the nearby parks and green spaces, providing ample opportunities for outdoor activities and relaxation. Furthermore, Johnstone benefits from excellent transport links, including a railway station, making it convenient for commuting to nearby towns and cities.

We have no doubt that this stunning home will be very popular and therefore would highly recommend an early viewing to avoid disappointment. 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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