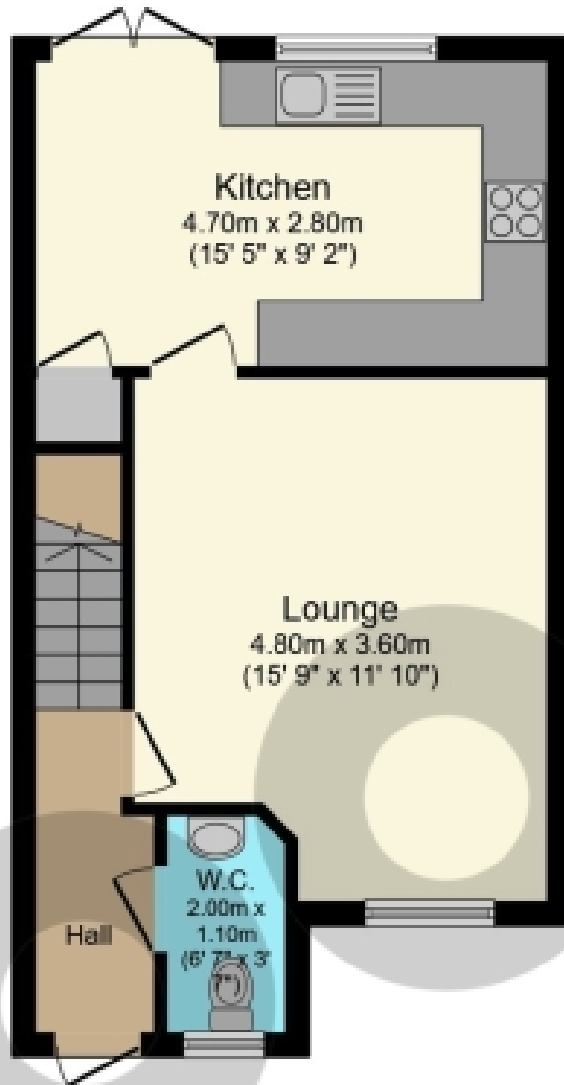




**9 Hallhill Drive, Johnstone**

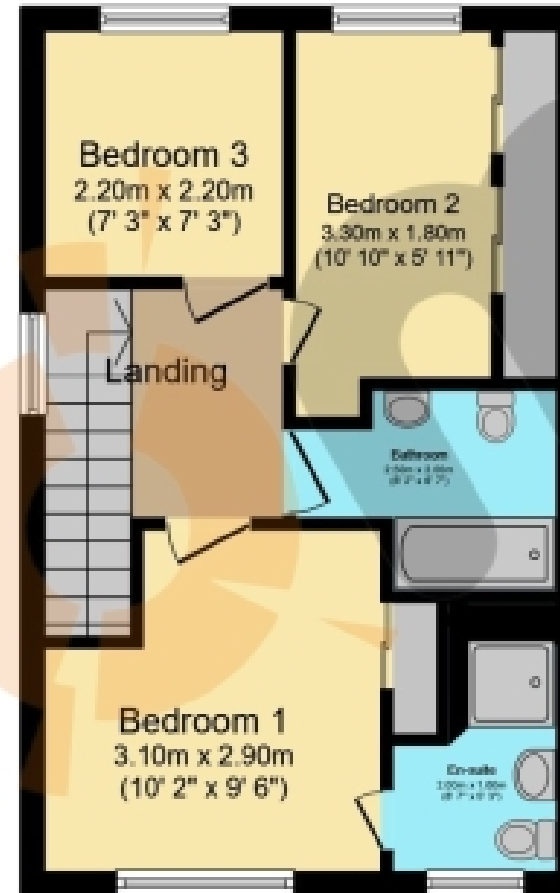
**Offers Over £185,000**





### Ground Floor

Floor area 38.9 m<sup>2</sup> (419 sq.ft.)



### First Floor

Floor area 36.2 m<sup>2</sup> (389 sq.ft.)

**TOTAL: 75.1 m<sup>2</sup> (809 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

**\*\* POPULAR CHILD-FRIENDLY ESTATE \*\* THREE-PIECE BATHROOM, EN-SUITE SHOWER ROOM & DOWNSTAIRS W.C. \*\* KITCHEN DINER WITH FRENCH DOOR ACCESS TO REAR GARDEN \*\* FANTASTIC FAMILY ACCOMMODATION \*\***. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 9 Hallhill Drive and this sought-after end-terraced home, which is sure to appeal to a wide range of purchasers to include first-time buyers, growing families, and professionals alike.

Externally, the property has a designated parking space for safe off-street parking. The front garden is extremely low maintenance and comprises of decorative stone chips with a paved path leading to the front door. Entry is via the welcoming reception hallway, giving access in the first instance to the lounge.

The bright and airy lounge is awash with natural sunlight, beaming in from the large, double-glazed window formation. The ground floor also benefits from a handy downstairs WC.

The contemporary kitchen has a range of storage in the form of base and wall-mounted units with contrasting worktops. Integrated appliances include a 5-ring gas hob with extractor hood, electric oven/grill, dishwasher and washing machine which will all be included within the sale. There is further space for a dining table and chairs, and chic French doors open out to a large sociable patio area, perfect for outdoor entertaining/dining alfresco. The garden is fully enclosed with a section laid to lawn, creating a safe and secure environment for children and pets alike.

The carpeted staircase, featuring a white timber banister, ascends to the first floor. Here, you'll find three generously sized bedrooms, with the primary bedroom enjoying the added benefit of an en-suite shower room. Rounding out the interior is the three-piece family bathroom, complete with a WC, washbasin, and bathtub, all complemented by sleek chrome fixtures and fittings throughout.

This property further benefits from gas central heating and double glazing which provides the entire home with a lovely warmth all year round.

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.

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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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