



10 AUCHENGREOCH AVENUE
JOHNSTONE

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3 | BEDROOMS

2 | BATHROOMS

2 | PUBLIC ROOMS

Rarely available, a substantial traditional three bedroom detached bungalow offering spacious accommodation set within mature level gardens in a popular cul de sac.

A charming, detached bungalow positioned on the south western side of Auchengreoch Avenue in the town of Johnstone. This is a popular cul de sac of individually designed homes close to the rural boundary of the town and within easy walking distance of established schooling at nursery, primary and high school levels. The property is set in generous enclosed private gardens with twin gates to the driveway that provides parking for several vehicles and access to a detached double garage with a remote control garage door. In the sunny garden there is mature hedgerow with shrubbery along the boundaries, a variety of mature trees, a side and rear lawn and storage within both a garden and a potting shed.

The property offers bright, spacious and flexible family accommodation of five principal apartments formed over the ground floor level. An entrance vestibule opens to a broad central hallway with a stair to the attic room. The charming lounge has a tiled fireplace with a gas fire and a front facing bay window. The family/dining room also has a bay window and access to the modern fitted kitchen which also has space for a table. It features white door fronts with contrasting work surfaces, a built in eye level oven and space for freestanding appliances. A rear door and steps lead into the rear sun porch which accesses the gardens. There are three generously proportioned double bedrooms. The main bedroom has a dual aspect with a bay window to the front and fitted wardrobe storage. The shower room has a modern large walk in shower and there is a coloured suite within the family bathroom. The spacious attic room was formerly used as an artist's studio with a Velux window and access to eaves storage.

The specification includes a gas fired central heating system over the ground floor and double glazing to most external windows except for single glazing in the kitchen, shower room and sun porch. The property has private drainage with a shared septic tank.





Johnstone has an extensive range of local shopping facilities, including several supermarkets, high street banking and established schooling at primary and secondary levels. There are good commuting links with access to the A737 dual carriageway leading to Glasgow International Airport, the M8 motorway network and onto Glasgow city centre. The main line station at Milliken Park is a few minutes' walk away and has regular fast services to Glasgow city centre and the Clyde coast. There is also a Park and Ride facility at Johnstone station which is a few minutes by car.

BW2535 | Sat Nav: 10 Auchengreoch Avenue, Johnstone, PA5 0RJ

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* All measurements and distances are approximate Floorplans are for illustration purposes and may not be to scale.



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Corum Bridge of Weir
2 Windsor Place, Main Street, Bridge Of Weir, PA11 3AF

T: 01505 691 400

E: bridgeofweir@corumproperty.co.uk

www.corumproperty.co.uk