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Add: Cockburn & Co.  
Burngill Place  
Main Street  
Bridge of Weir  
PA11 3PF

**FOR  
SALE**

Cockburn  
& Co.  
Solicitors  
*Bridge Of Weir*

**2 HAZEL AVENUE,  
JOHNSTONE,  
PA5 0DQ**

**OFFERS OVER £95,000**



Excellent opportunity to purchase this good sized three bed roomed end terraced villa with off street parking. Ideal family home. The property is in need of modernisation but this has been reflected in the asking price.

#### **ENTRANCE**

Enter through timber glazed door into lower hallway. Deep understair cupboard. Door access to lounge and kitchen. Stairs to upper hallway. Radiator.

#### **LOUNGE/DINING AREA 6.43m x 4.25m** (at widest point)

Good sized L shaped room with dining area to rear. Windows to front and rear. Hatchway to kitchen. Storage cupboard. Tiled hearth with fire. Radiators. Venetian blinds.

#### **KITCHEN 3.24m x 3.55m**

Fitted kitchen with an ample array of floor and wall mounted units. Plumbed in for washing machine. Stainless steel sink. Built-in cupboard housing gas boiler. Door to side. Window to rear.

#### **UPPER LANDING**

Fitted carpet to stairs and upper landing. Door access to bedrooms and bathroom. Access to loft.

#### **BEDROOM I 2.77m x 3.50m**

Good sized double room with outlook to front. Built in wardrobes. Fitted carpet. Radiator. Venetian blind.

#### **BEDROOM II 2.88m x 3.97m**

Good sized double room with outlook to rear. Fitted carpet. Radiator. Venetian blind.

#### **BEDROOM III 2.51m x 2.63m**

Single room with outlook to front. Built-in fitted cupboard. Fitted carpet. Radiator. Venetian blind.

#### **BATHROOM**

Good sized family bathroom with coloured suite. Opaque window to rear. Radiator.

#### **GARDENS**

The property sits on a good sized corner plot. To the front is a flat grass area with raised flower beds and hedging to pavement. To the side is a driveway which leads to a raised parking bay.

There is also a large chipped area with an array of shrubs and evergreen bushes. To the rear is a triangular shaped drying green enclosed with fencing and hedging to sides. Attached to the rear of the building is a useful storage cellar with two doors.

#### **DIRECTIONS**

From the Beith Road in Johnstone turn into Elm Drive proceed along Elm Drive turn right before the one way system and number 2 Hazel Avenue can be found on your right hand side. Look out for the For Sale sign.

#### **ENTRY**

By negotiation.

#### **EPC**

Band D - 65

#### **VIEWING**

By appointment with Messrs. Cockburn & Co., Solicitors, Burngill Place, Main Street, Bridge of Weir Telephone (01505) 690500.

#### **OFFERS**

Offers in writing are invited and should be submitted to:

Messrs. Cockburn & Co., Solicitors,  
Burngill Place, Main Street, Bridge of Weir.  
Telephone 01505 690500. Fax 01505 690235.

#### **DISCLAIMER**

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device. 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.

