

**Pyotlea, 21 Ulundi Road, Johnstone**

Approximate Gross Internal Area = 147.1 sq m / 1583 sq ft  
(Excluding Void)

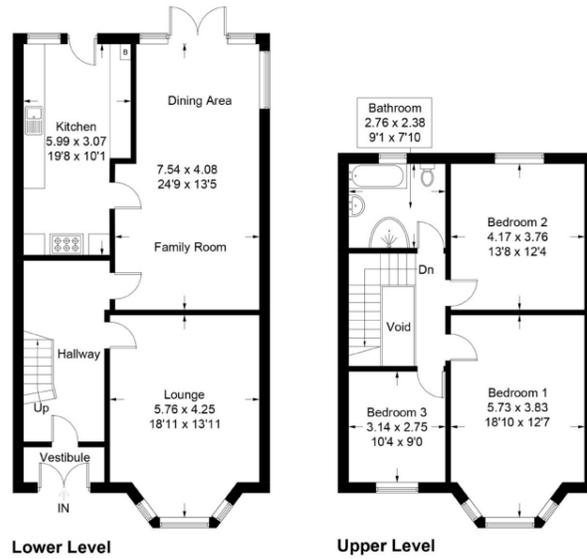


Illustration for identification purposes only, measurements are approximate, not to scale. (ID486219)

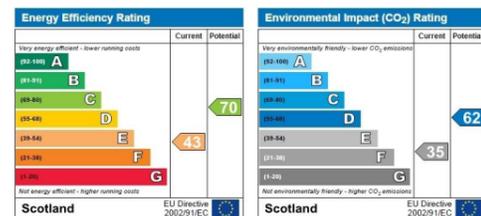
**DIRECTIONS**  
From Johnstone town centre travel on the High Street towards the A737. Pass the Royal Bank of Scotland then turn left onto Graham Street. Take the third right onto Hagg Crescent then left onto Ulundi Road. Number 21 is on the left.

**VIEWING**  
Strictly by appointment with the selling agents, by calling 0141 886 5678

**OFFERS**  
All offers should be submitted to  
10 Canal Street  
Renfrew  
Renfrewshire  
PA4 8QD  
Telephone: 0141 886 5678  
Fax: 0141 886 7327



**Pyotlea, 21 Ulundi Road**  
Johnstone | PA5 8TF



estateagency@walkerlaird.co.uk  
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**walker laird**  
solicitors and estate agents

10 Canal Street, Renfrew, PA4 8QD  
**0141 886 5678**  
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Disclaimer - IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. Whilst every precaution has been taken to ensure accuracy, if there is any aspect which is critical to your interest or which you find misleading please contact us for further information. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are taken with a laser tape measure, should not be relied upon for furnishing purposes are approximate. Floor plans are for guidance only and illustration purposes only and may not be to scale.



'Pyotlea' is a substantial blonde sandstone traditional Semi Detached Villa positioned within generous manicured gardens. The extended property offers well appointed family living with accommodation formed over two levels. The property is located on the desirable Ulundi Road, one of Johnstone's most sought after addresses.

The lower level extends to: Entrance Vestibule, Inner Hallway complete with ample storage space under the stairs, bay window Lounge with feature fireplace, generous Family Room/Dining Room and a Kitchen incorporating a range cooker with an 8 ring gas hob. With the exception of the Kitchen, the lower level is laid out with attractive real wood and hard wood flooring.

The upper level comprises of: three good size Bedrooms, including the impressive bay window Master, and a four piece Bathroom featuring a modern white suite and separate shower cubicle. The Bedrooms are all carpeted.

'Pyotlea' is positioned on a generous manicured plot with ample garden and parking space. The mono-bloc front section is enclosed by iron gates. A slabbed driveway leads to the timber garage at the rear. The back garden is also enclosed by iron gates and is mainly laid to lawn.

Further benefits include: gas central heating and double glazing.

Johnstone Town Centre is close and provides a variety of amenities including shops, schooling, restaurants and bars. The Morrison's supermarket is also a short distance away. Public transport provision is especially good with local bus routes and the park and ride facilities at Johnstone train station within easy reach. The M8 Network is also easily accessible via the A737 which gives access to Glasgow City Centre and further afield.

Internal inspection is highly recommended.

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