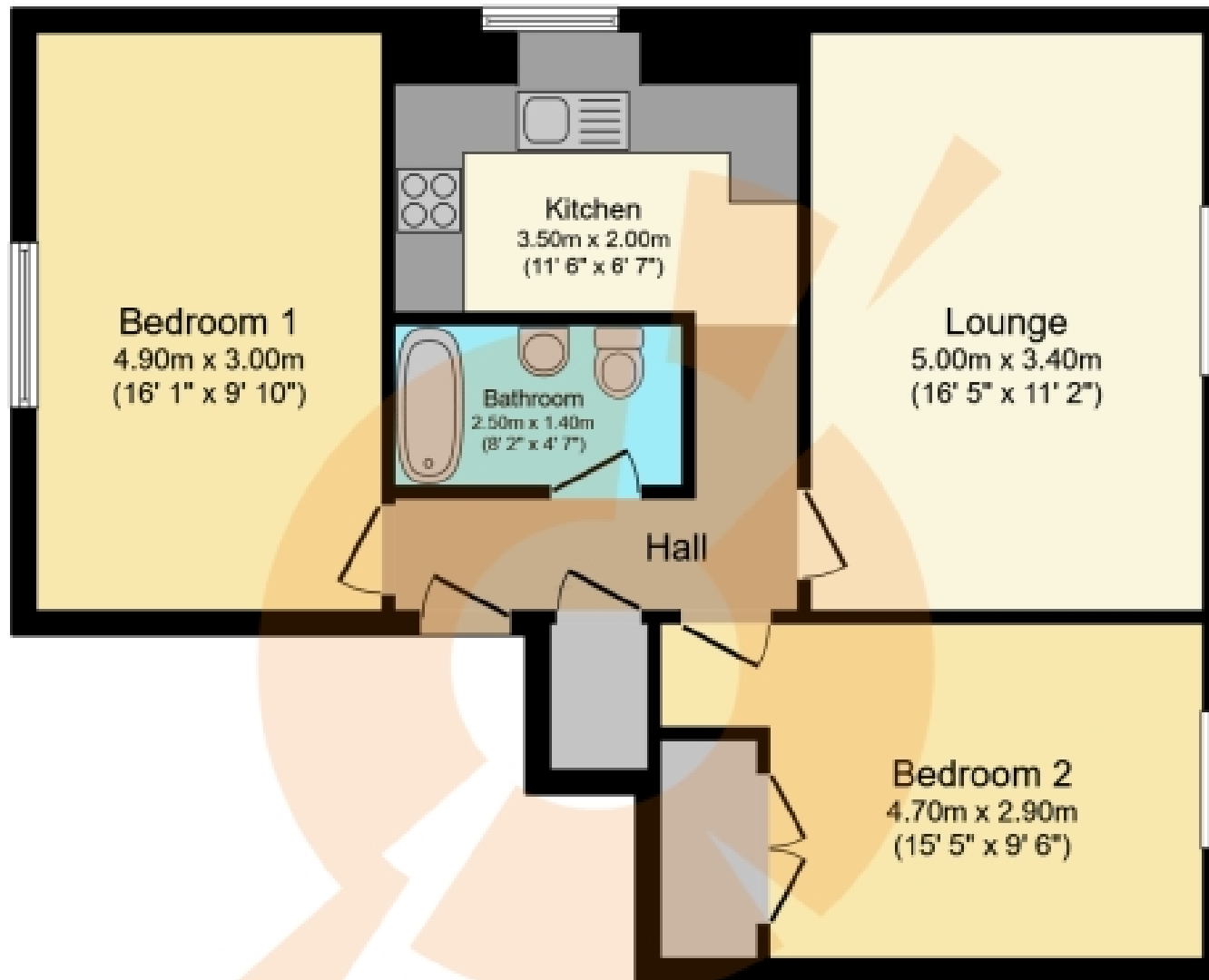




**4 Loanhead Lane, Linwood**

**Offers Over £89,995**





## Floor Plan

Floor area 65.9 sq.m. (709 sq.ft.)

**TOTAL: 65.9 sq.m. (709 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

**\*\* CHARMING B-LISTED BUILDING \*\* WELL-MAINTAINED COMMUNAL GROUNDS \*\* ALLOCATED PARKING \*\* IDEAL FIRST TIME PURCHASE OR FAMILY ACCOMODATION \*\*** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 4 Loanhead Lane, and this wonderful apartment set in the historic Clippens House building in Linwood. Boasting charming period features combined with modern decor, and impressive dimensions, this property is sure to appeal to first time buyers, families, and professionals alike.

Externally, well-maintained communal grounds surround the property, before entering in via the secure front door, where you arrive at No. 4. Upon entering, you'll arrive at the welcoming entrance hallway which in turn leads to the to the stylish family lounge, engulfed with natural sunlight streaming through the traditional sash and case windows. Quality wood-effect flooring paired with light neutral décor can be found throughout.

The kitchen is modern and features an array of white hi-gloss base and wall-mounted cabinets, which are paired with contrasting countertops, for an efficient and fashionable workspace. Integrated appliances include a 4-ring gas hob with electric oven/grill and extractor hood. There is also plenty of under counter space for free-standing appliances.

The property boasts two generously proportioned bedrooms, each of which are bathed in natural light. Completing the property is the three-piece bathroom which includes a bathtub with overhead shower, a w.c and wash hand basin.

To the rear of the property is a sizeable communal garden which is lined with mature trees and shrubbery. An allocated parking space is also available within the residents car park.

This charming character property is located just a short drive from Paisley town centre and approximately 14 miles from Glasgow. Residents also benefit from easy access to the M8 motorway, making commuting to Glasgow and beyond straightforward. Public transport is reliable, with regular bus services connecting Linwood to nearby towns and cities.

The area is well-served by local amenities, including supermarkets, health centres, and leisure facilities like the On-X Linwood Sports Centre, which features a swimming pool, gym, and various sports courts. Shopping options abound with the Phoenix Retail Park nearby, home to major retailers, restaurants, and a cinema, ensuring that all your shopping and entertainment needs are met without venturing far from home. Linwood offers a comfortable, well-connected lifestyle with all the essentials close at hand.

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.

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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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