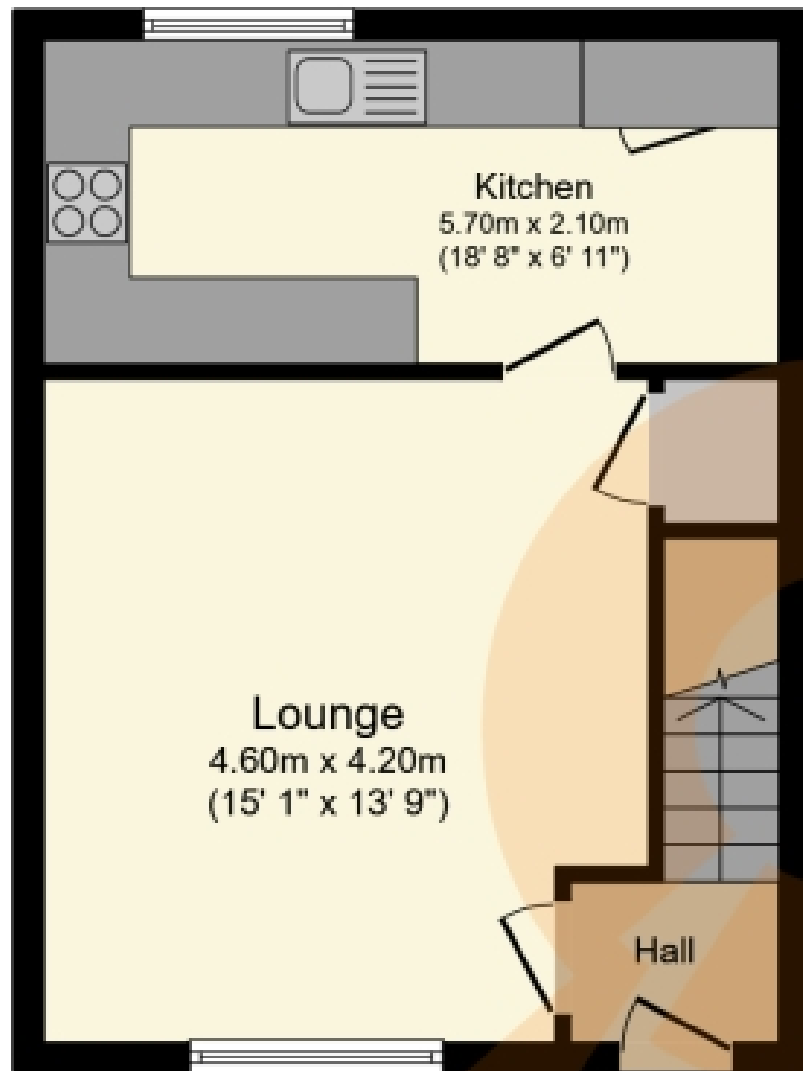




**7 Reid Avenue, Linwood**

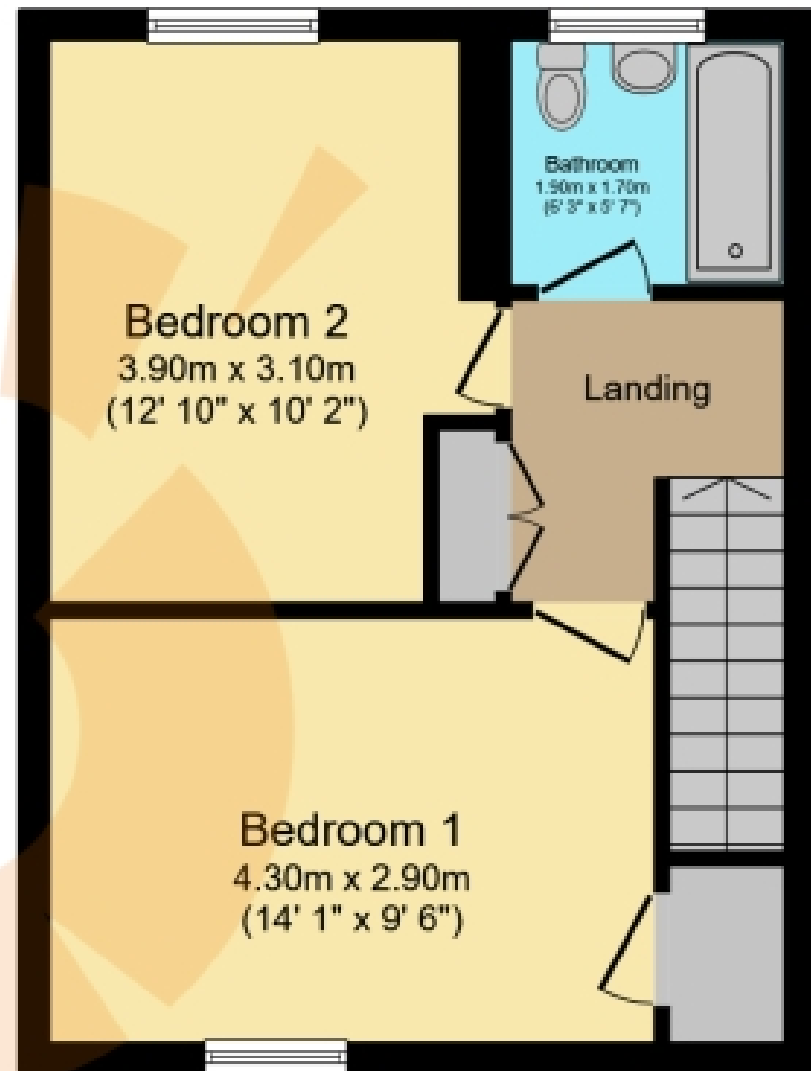
**Offers Over £89,995**





### Ground Floor

Floor area 35.4 m<sup>2</sup> (381 sq.ft.)



### First Floor

Floor area 35.4 m<sup>2</sup> (381 sq.ft.)

**TOTAL: 70.8 m<sup>2</sup> (763 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

**BOOM !! \*CHARMING FAMILY HOME \* PERFECT FIRST TIME PURCHASE \* STYLISH KITCHEN\* \*LOCATED IN SOUGHT AFTER LINWOOD LOCALE \* LOW MAINTENCE REAR GARDEN\*** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 7 Reid Avenue, a fantastic mid terrace home boasting two spacious bedrooms, a stylish kitchen and low maintenance gardens. Whether you are looking for a family home or just getting on the property ladder, this home is sure to appeal.

To the front of the gated property sits a red chipped garden. A short path leads you up to No. 7. Upon entering, you are greeted by the short welcoming hallway which is decorated in light, neutral tones and quality wood effect flooring. The flooring runs throughout the ground floor creating a seamlessly classy feel. The lounge also boasts neutral colours and the same quality flooring. The large window formation basks the room with natural light. The excellent dimensions of the lounge mean plenty of room for family activities or relaxing after a long week.

The kitchen is stylish with cream floor and wall cabinetry, paired with darker wood effect countertops. There is plenty of storage within the kitchen as well as plenty of room for your appliances. The kitchen currently hosts a four-ring electric hob and oven, ceramic sink and drainer, fridge freezer and a washing machine.

The upper level is home to the two well proportioned bedrooms and the family bathroom. The bathroom is fully tiled in blue tones and consists of a w.c, wash hand basin and a bathtub with overhead shower and screen. The property also benefits from gas central heating and double glazing, creating a warm and comforting atmosphere all year long. It's rare to have masses of storage, however, this property has loads of storage space in 3 large cupboards.

To the rear of the property sits the low maintenance garden which is predominantly laid with red chips creating an easily maintained outside space. The path leads you over to the drying area while the built-in cellar provides extra storage. The garden is fully enclosed.

Living in Linwood offers a peaceful suburban lifestyle with easy access to Glasgow and Paisley via the nearby M8 motorway, making it a great spot for commuters. The town has local amenities like Phoenix Retail Park, which features a variety of shops, supermarkets, and a cinema. Linwood Leisure Centre is a popular hub for sports and fitness enthusiasts. For nature lovers, nearby Lochwinnoch and the Clyde Muirshiel Regional Park provide beautiful walking and cycling paths. Public transport is convenient, with regular bus services to surrounding towns and Linwood's proximity to Johnstone or Paisley railway stations.

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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