



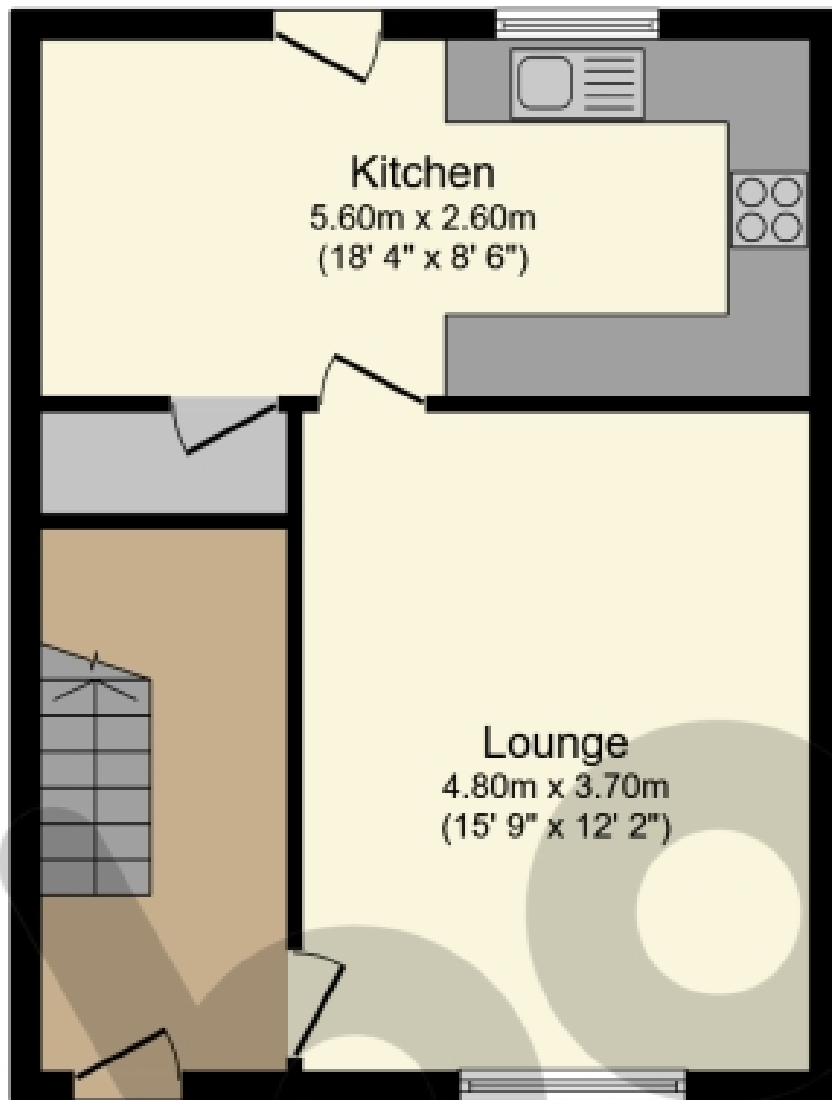
**23 Blackstoun Avenue, Linwood**

**Offers Over £135,000**



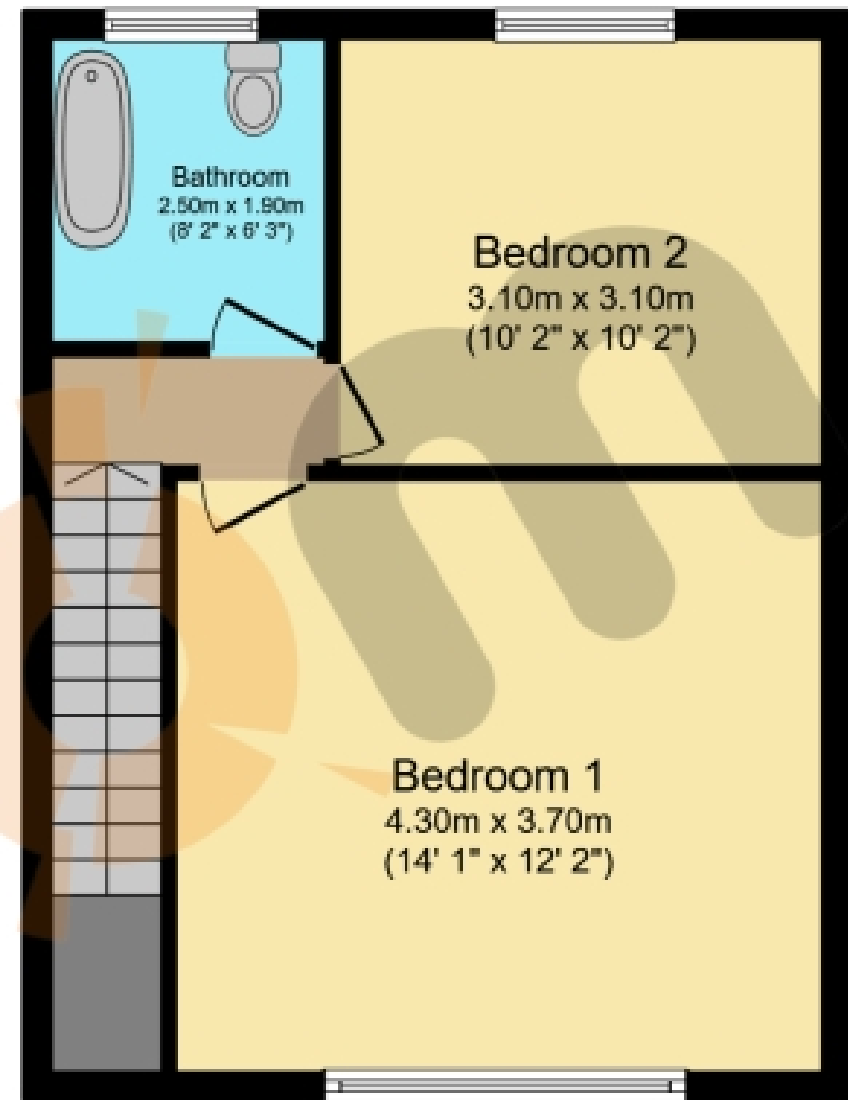






### Ground Floor

Floor area 42.0 sq.m. (452 sq.ft.)



### First Floor

Floor area 42.0 sq.m. (452 sq.ft.)

Total floor area: 84.0 sq.m. (904 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

**\*PERFECT FIRST TIME PURCHASE OR FAMILY HOME\* \*CLOSE TO POPULAR ON-X CENTRE\* \*GENEROUSLY PROPORTIONED THROUGHOUT\* \*SIZEABLE 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. 23 Blackstoun Avenue, a charming, terraced home in the ever-popular Linwood locale. This property offers spacious and contemporary living, making it an ideal choice for first-time buyers, investors, or growing families.

To the front of the property is a manicured lawn section with potential to be converted into a driveway. Upon entering through the PVC door, you'll step into a spacious and inviting lounge. A sleek media wall and decorative fireplace adds a touch of style, creating the perfect space to relax and unwind with family and friends.

The kitchen is beautifully modern, featuring a range of base and wall cabinets in a sleek, hi-gloss finish. It comes fully equipped with integrated appliances, including a stainless-steel sink with mixer taps, an electric four-ring hob with extractor, and an oven. Additional under-counter space is available for standalone appliances, such as a washer/dryer and fridge-freezer. There's also ample room for dining, along with convenient access to a pantry cupboard.

Upstairs, you'll find two generously sized double bedrooms, with the master bedroom featuring built-in storage solutions for added convenience. The family bathroom is well-appointed with a three-piece suite, including a bathtub with an overhead shower, a WC, and a wash hand basin.

At the rear of the home, you'll find an impressively large garden, mostly laid to lawn and fully enclosed for privacy by sturdy fencing. A paved patio area provides the perfect spot to relax and enjoy the sun during the summer months.

The property further benefits from double-glazing and gas central heating giving each room a cosy feel.

Ideally situated for local Primary and Secondary Schools... For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

Linwood has a great selection of amenities including shops, supermarkets, schools and transport services, plus the On-X sports centre with swimming pool is just a short walk from the property. Bus and rail links give regular access throughout the area into Paisley, Glasgow and further afield. The M8 motorway network is within a few miles and provides additional links to Glasgow Airport, Braehead Shopping Centre and Glasgow City Centre.

This fabulous, terraced home will no doubt be very popular and therefore we would highly recommend an early viewing to avoid disappointment. Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report.

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.

WOULD YOU LIKE A FREE DETAILED VALUATION OF YOUR OWN PROPERTY? TAKE ADVANTAGE OF OUR DECADES OF EXPERIENCE AND GET YOUR FREE PROPERTY VALUATION FROM OUR FRIENDLY AND APPROACHABLE TEAM. WE CUT THROUGH THE JARGON AND GIVE YOU SOLID ADVICE ON HOW AND WHEN TO SELL YOUR PROPERTY.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

**www.thepropertyboom.com**  
**Head Office : 31 Braehead, Beith, KA15 1EG**  
**Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)**