



**7 Linclive Terrace, Candren Road, Linwood**

**Offers Over £85,000**









## Floor Plan

Floor area 59.1 sq.m. (636 sq.ft.)

Total floor area: 59.1 sq.m. (636 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

**\*\* TWO BEDROOM UPPER APARTMENT WITH MASSES OF CHARACTER AND CHARM \* PRIVATE REAR GARDEN \* STYLISH FAMILY LOUNGE \* GREAT FIRST TIME BUY, DOWNSIZING OPPORTUNITY OR INVESTMENT \* Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Welcome to No.7 Linclive Terrace, Candren Road. This charming flat has rear parking with a private garden and is ideally placed in the Linwood locale making it close to a host of great local amenities.**

Upon entering the property you'll find quality oak-effect flooring leading to the family lounge. This space is stylishly decorated throughout with grey and white accents making for a contemporary looking space. The oak-effect flooring is carried seamlessly into the lounge where you'll find the large bay window formation allowing masses of natural light. There are many period features such as traditional coving, ceiling rose and a focal point black fireplace.

Moving through the property will bring you to the ultra-modern kitchen. The space has off white base and wall mounted cabinetry with butcher block countertops to contrast nicely. There is plenty of counter space available making it great for food prep and cooking.

The shower room is a pristine space with white marble-effect floor and wall porcelain tiles. There is an opulent walk-in shower cubicle, wash hand basin and W.C. The room is beautifully lit with a large opaque window, and contemporary mirror that allows plenty of lights within the entire room.

The remaining rooms in the home are the two bedrooms. Both bedrooms are generously proportioned with subtle pink tones, and the master bedroom features the same traditional coving as the lounge and both rooms have a large picture window.

Moving to the back of the property is a private rear garden. The garden has an area laid to lawn and has picturesque views of the stunning surrounding landscape, making it perfect for taking a step back and relaxing.

The property further benefits from gas central heating and double glazing throughout.

Linwood offers a wealth of local amenities, including shops, excellent transport links, and quality schooling. With easy access to the A737, you are well-connected to Glasgow City Centre, Glasgow Airport, Paisley, and Ayrshire. Additionally, there is a sports centre within walking distance, nearby is the Phoenix Retail Park and Intu Braehead provide a wide range of retail and leisure options. This property is a perfect choice for families seeking a well-located and beautifully maintained home.

Viewing by appointment - please contact The Property Boom to arrange a viewing. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. Thank you.

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