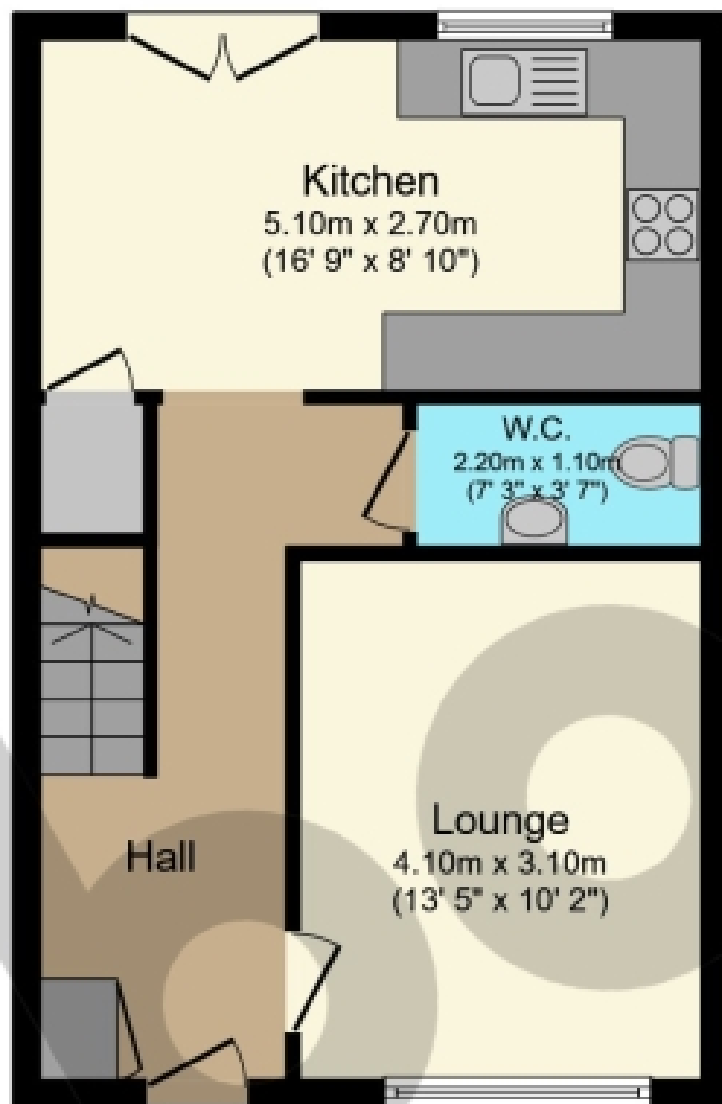




38 Cowan Avenue, Linwood

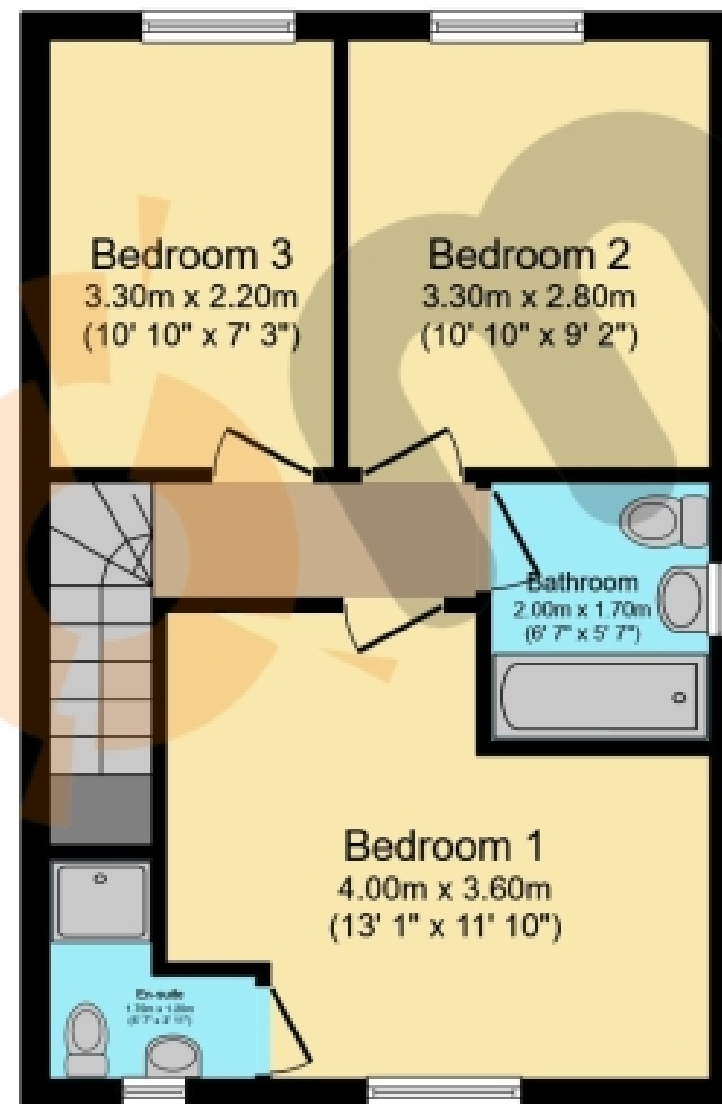
Offers Over £210,000





Ground Floor

Floor area 40.8 sq.m. (439 sq.ft.)



First Floor

Floor area 40.8 sq.m. (439 sq.ft.)

Total floor area: 81.6 sq.m. (878 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

THE PROPERTY

**** THREE LARGE BEDROOMS * PRIVATE REAR GARDEN * FLEXIBLE ACCOMMODATION * SUMMER HOUSE * ULTRA MODERN KITCHEN * DESIGNATED PARKING ***

Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No.38 Cowan Avenue. This three-bedroom semi-detached property is a great family home with designated parking and private rear garden. The property is ideally placed in the Linwood locale, making it close to a host of great local amenities.

Walking into the home you'll find a bright and airy hallway which in turn leads you to the stylish family lounge. The spacious front room benefits from contemporary décor and a large picture window that lets in masses of natural light. The room has plenty of space for a variety of furniture configurations.

The ultra-modern dining kitchen is simply stunning with on trend fitted base and wall mounted cabinetry and contrasting black accents and butcher block countertops. The kitchen has fully integrated appliances with plenty of floor space to add a dining table. Moving through the property will bring you to the convenient W.C. which has both a W.C. and a wash hand basin. The space has a very clean and chic aesthetic.

Moving up the carpeted stairs will bring you to the first floor with three spacious bedrooms, family bathroom and ensuite shower room. All three bedrooms are generously proportioned, with bedroom one benefiting from the en suite shower room. The shower room features sleek white and grey tiling with a W.C., wash hand basin and walk-in shower cubicle. The three-piece family bathroom is located between all three bedrooms, making it easy to access from them all. It features a W.C., wash hand basin and bath with shower.

Moving to the back of the property is the private rear garden. The pristine and low-maintenance garden has both a patio and lawn space that can be easily accessed from the French doors in the kitchen. The garden is surrounded by timber fencing, providing privacy and safety. It further benefits from a modern 'man cave' summerhouse that can be used as outside storage, making it a highly versatile space.

The property further gains from gas central heating and double glazing throughout, alongside solar panels for greener energy.

Ideally located in Linwood and close to Johnstone town centre which offers a great selection of local amenities including shops, eateries supermarkets and transport services. Bus and rail links give regular access throughout the area into 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. For detailed information on the great local primary and secondary schools within walking distance and independent schooling, please use The Property Boom's school catchment and performance tool on our website.

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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.

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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