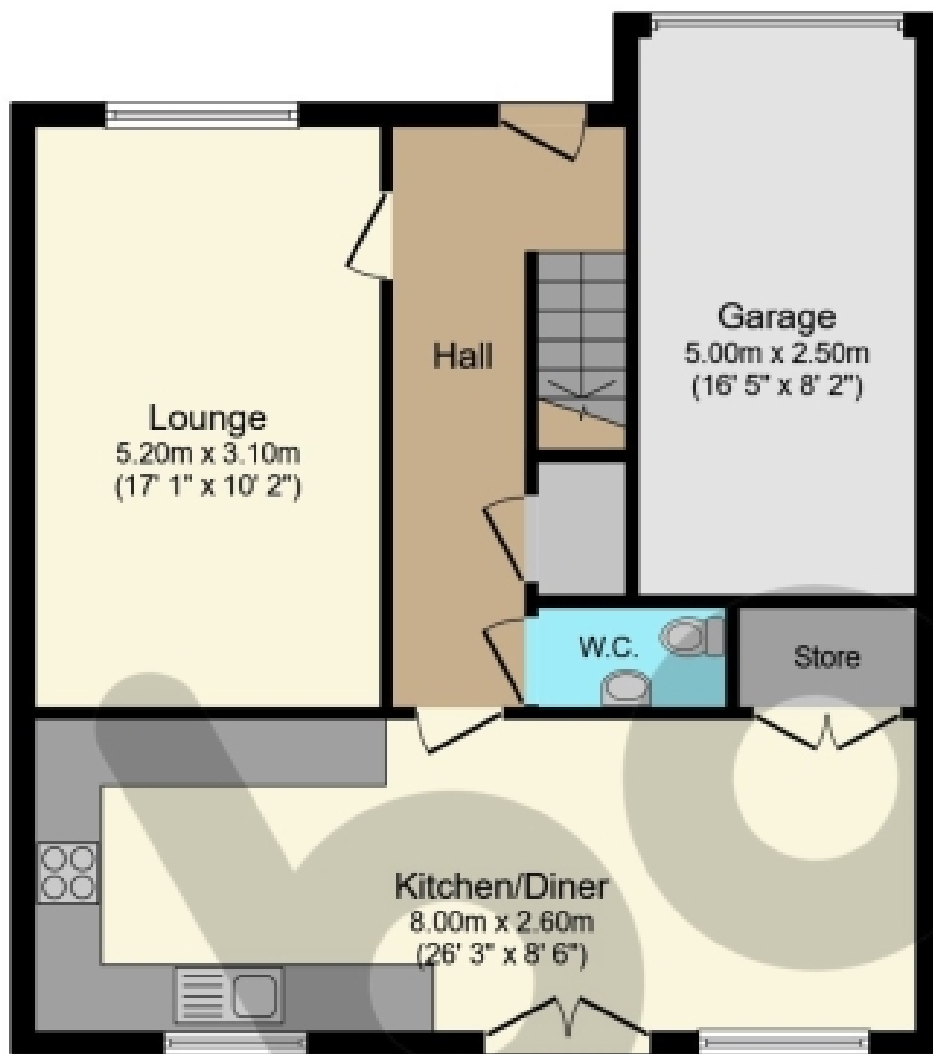




50 Cowan Avenue, Linwood

Offers Over £310,000





Ground Floor

Floor area 66.0 sq.m. (710 sq.ft.)



First Floor

Floor area 64.0 sq.m. (689 sq.ft.)

Total floor area: 130.0 sq.m. (1,399 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

***FABULOUS FAMILY HOME IN SOUGHT-AFTER DEVELOPMENT * LANDSCAPED GARDENS * MODERN DÉCOR THROUGHOUT * MULTICAR DRIVEWAY & GARAGE ***
Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No.50 Cowan Avenue, a charming, detached home set within a desirable Linwood development. The property is the perfect family home boasting generous dimensions, contemporary décor and ideally located to a host of great local amenities, schooling and the popular Phoenix Retail Park.

As you arrive, you're greeted with an extensive driveway accommodating multiple vehicles alongside an integral garage for additional storage use. Step through the PVC front door into a welcoming entrance hallway, with Karndean flooring flowing throughout the ground level which leads directly into the family lounge. This bright and airy space features contemporary décor and masses of natural sunlight, thanks to the large, double-glazed windows, making it the perfect place to unwind in the evening.

The contemporary dining kitchen features stylish white fitted base and wall-mounted units, beautifully complemented by contrasting wood-effect countertops. Fully equipped with integrated appliances including oven and grill, a five-ring gas hob, and a fridge freezer. This space effortlessly combines form and function. The generous layout offers ample room for dining, ideal for family meals or entertaining guests. French doors open directly onto a paved patio, making al fresco dining both easy and enjoyable.

A convenient W.C. completes the ground floor and features a W.C. and wash hand basin.

Ascend the carpeted staircase to the upper floor which is host to each of the four bedrooms. Each bedroom is generously proportioned with Bedroom One further benefitting from an en-suite shower room. The shower room is bright and airy thanks to the colour scheme and features a W.C., wash hand basin and walk-in shower cubicle.

Completing the home internally is a four-piece family bathroom. Presented in immaculate condition, the bathroom comprises of a walk-in shower cubicle, separate bathtub, W.C., and wash hand basin.

To the rear of the property lies an extensive and fully enclosed garden; perfect for children and pets to play safely. Recently landscaped, the garden offers a mix of well-maintained lawn and a paved patio area, providing versatile outdoor space for relaxing or entertaining. A raised decked patio catches the sun throughout the day, making it the ideal spot for sun-lovers to unwind and enjoy the outdoors.

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

Ideally located in Linwood with fantastic cycle track and road connections on your doorstep, keeping you close to Johnstone & Paisley which offer 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.

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