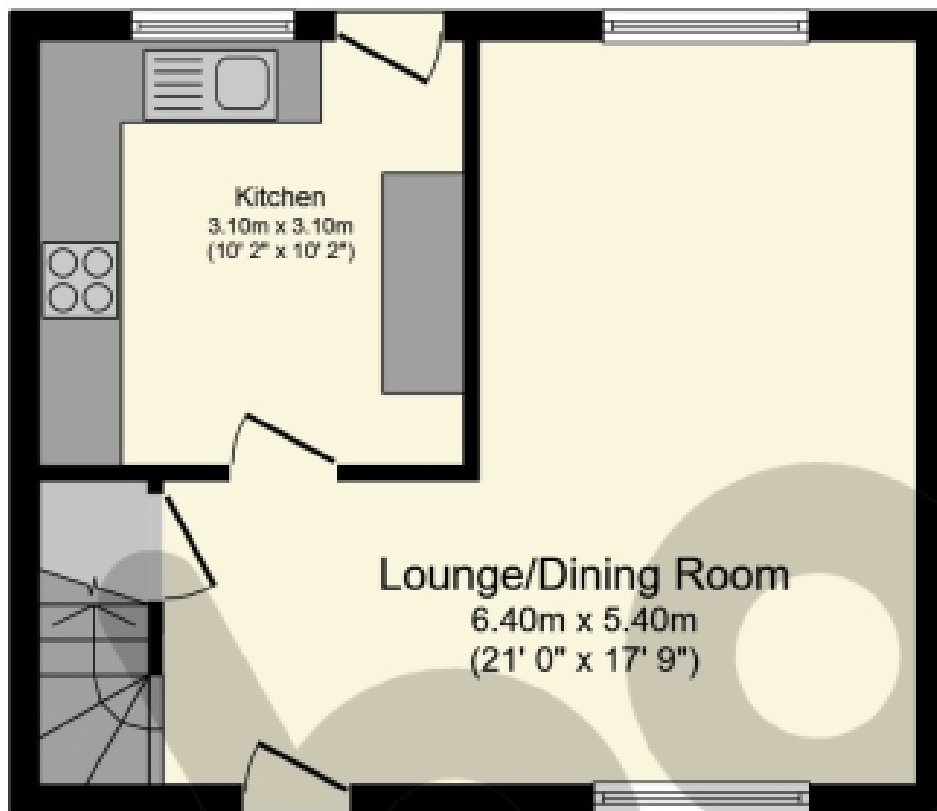




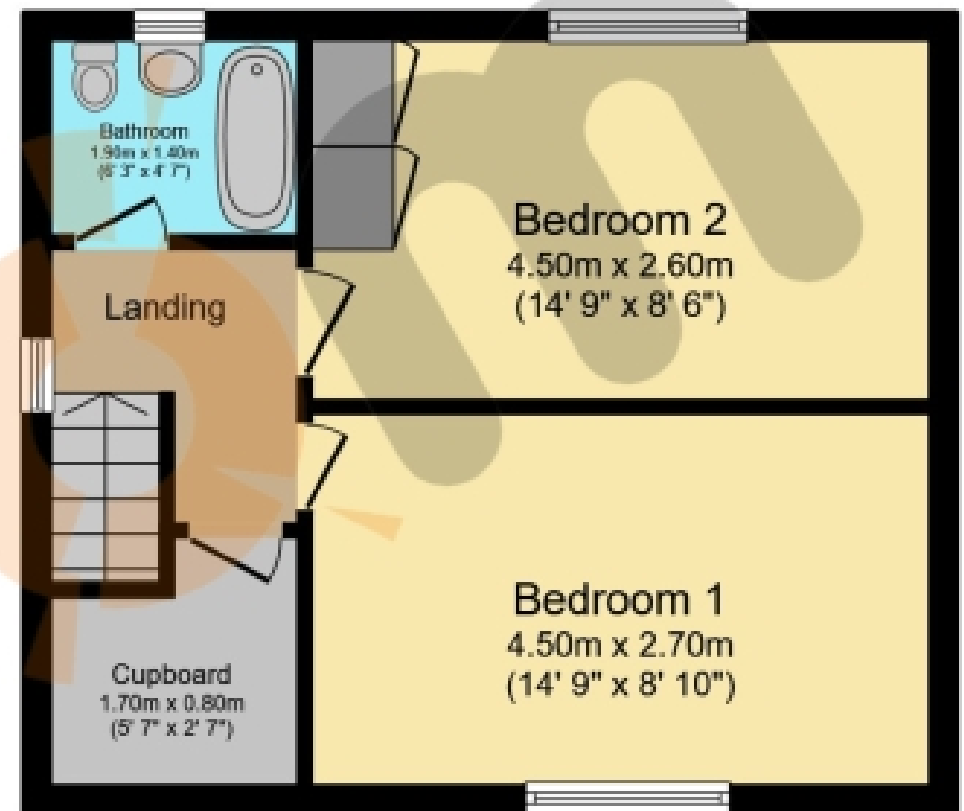
1 Merchiston Avenue, Linwood

Offers Over £115,000





Ground Floor
Floor area 34.7 sq.m. (373 sq.ft.)



First Floor
Floor area 34.7 sq.m. (373 sq.ft.)

Total floor area: 69.3 sq.m. (746 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

Welcome to No.1 Merchiston Avenue, this charming two-bedroom end terraced home is ideally situated in the ever-popular Linwood locale. The property benefits from stylish interior and two double bedrooms, and with no onward chain it makes a fantastic first-time purchase or family home.

To the front of the property is a fabulously low maintenance garden space with driveway and paved walkway leading to the front entrance. You're welcomed into the family lounge in the first instance, boasting generous dimensions and providing more than enough space for both dining and relaxing. The lounge is stylishly decorated with LED spotlights and dark oak effect flooring leading into the kitchen.

The contemporary fitted kitchen features white high-gloss base and wall-mounted cabinetry paired with oak effect countertops that contrast the splashback. A range of white goods are being included within the sale of the property, such as the washing machine, dishwasher and tumble dryer.

Into the upper level are two generously proportioned double bedrooms with Bedroom Two boasting excellent in-built storage. This fantastic property further benefits from a large walk-in cupboard providing masses of storage space. Completing the home internally is a fully tiled three-piece bathroom, comprising of a W.C., a wash hand basin and a bath with overhead shower.

To the back of the property is the fully enclosed rear garden. It is incredibly low maintenance with a patio and lawn space, making it a fantastic space for both children and pets alike.

AI HAS BEEN USED TO ENHANCE THIS LISTING

Ideally located in Linwood with the 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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