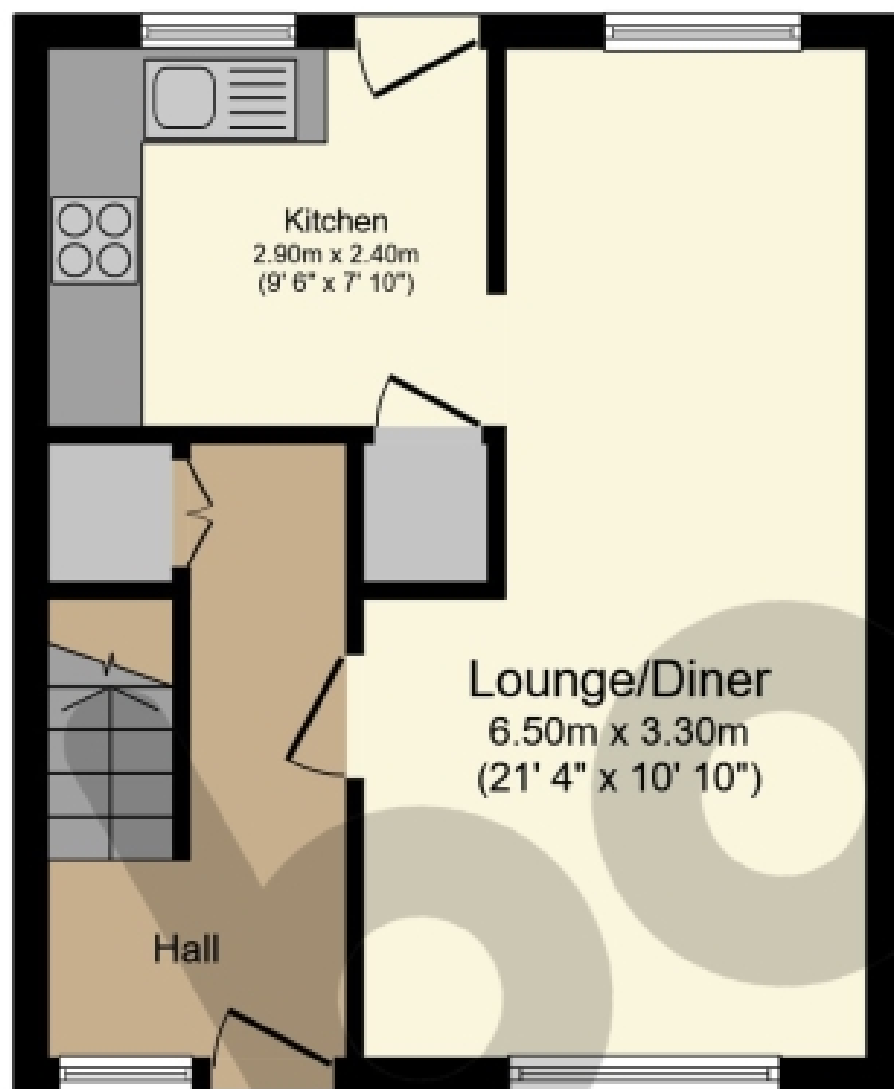




226 Gilmartin Road, Linwood

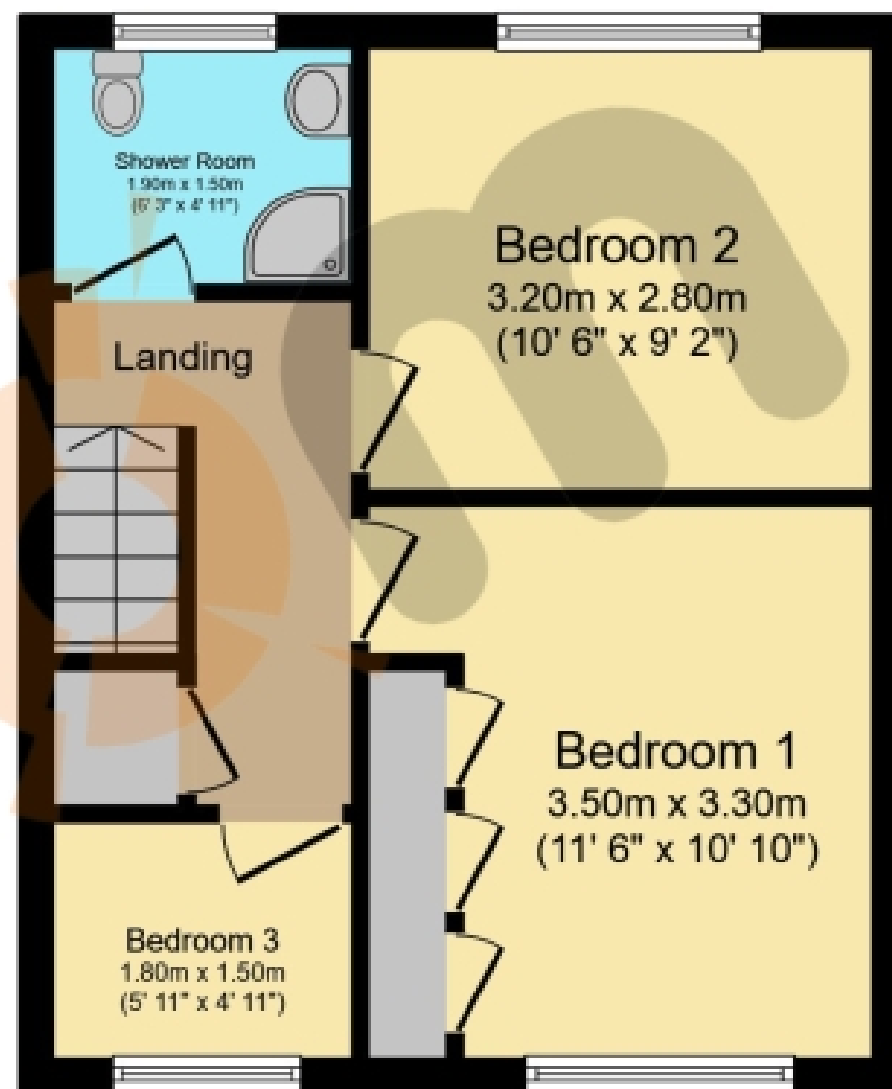
Offers Over £120,000





Ground Floor

Floor area 33.3 sq.m. (358 sq.ft.)



First Floor

Floor area 33.3 sq.m. (358 sq.ft.)

Total floor area: 66.5 sq.m. (716 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

**** PERFECT HOME FOR FIRST TIME BUYERS OR DOWNSIZERS ALIKE * NO ONWARD CHAIN * CLOSE TO A HOST OF LOCAL AMENITIES * LARGE LOUNGE WITH DINING SPACE * TWO GENEROUSLY SIZED BEDROOMS WITH BOX ROOM * WELL APPOINTED KITCHEN *** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

No.226 Gilmartin Road offers an excellent opportunity for first-time buyers or down-sizers alike, with the added advantage of no onward chain. It benefits from a well-appointed kitchen along with a large dining lounge space. Linwood is littered with local amenities along with transport links and schooling.

Walking into the property will immediately bring you to the airy hallway which provides access throughout the ground floor. The lounge greatly benefits from generous dimensions, allowing the room to function both as a lounge and dining room, making it great for relaxing with family or entertaining guests. The dual aspect window formations means that the space is wonderfully light and inviting.

The kitchen is well-appointed with cream base and wall-mounted cabinetry, providing plenty of storage in the space. There are a range of integrated appliances, including oven, hob, and extractor fan.

Moving up the stairs will bring you to the three bedrooms and the shower room. Each bedroom is generously proportioned with integrated storage. The third room is a box room, making it perfect for a walk-in wardrobe or an at-home office. The shower room features a W.C., a wash hand basin and a large walk-in shower cubicle.

To the rear of the property is a fully enclosed rear garden. It is fabulously low-maintenance with a large patio space alongside plenty of outdoor storage.

AI HAS BEEN USED TO ENHANCE SOME OF THE IMAGES IN 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.

This property is Wimpey No Fines In Situ Concrete construction. Mortgage availability may vary between lenders, and buyers are advised to check suitability with their chosen provider.

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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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