



## 10 Kinloch Avenue

Paisley, PA3 3LD

Offers over £97,500



Patch Estate Agents welcomes to the market this spacious 3 bedroom end terrace villa located in the popular Town of Linwood, Renfrewshire.

Accommodation comprises lounge, fitted kitchen, 2 bedrooms and family shower room.

Early Viewing Strongly Advised



This ideal family home has been well maintained and upgraded by the current owners and includes a newly installed modern fitted kitchen and contemporary family shower room. Boasting spacious accommodation and situated within a popular residential pocket of Linwood, this property will surely impress all who view.

Accommodation comprises welcoming reception hallway, a light and airy dual aspect lounge is decorated in modern neutral tones with ample space for dining if desired. A recently installed modern fitted kitchen provides excellent storage, integrated appliances, complimentary worktop surfaces and tiled splashback. A part glazed UPVC door provides access to enclosed rear garden.

On the upper level are two well appointed Two double bedrooms and box room. Enhancing the property further is a fully tiled contemporary family bathroom which has recently been installed and comprises shower room with large shower cubicle, fully tiled and high gloss vanity unit and wc.

#### Glazing

This property benefits from Double Glazing

#### Heating

This property benefits from Gas Central Heating

#### Gardens

This property benefits from easily maintained front and rear gardens. The rear garden is fully enclosed and boasts a lovely patio area perfect for outside dining and entertaining.

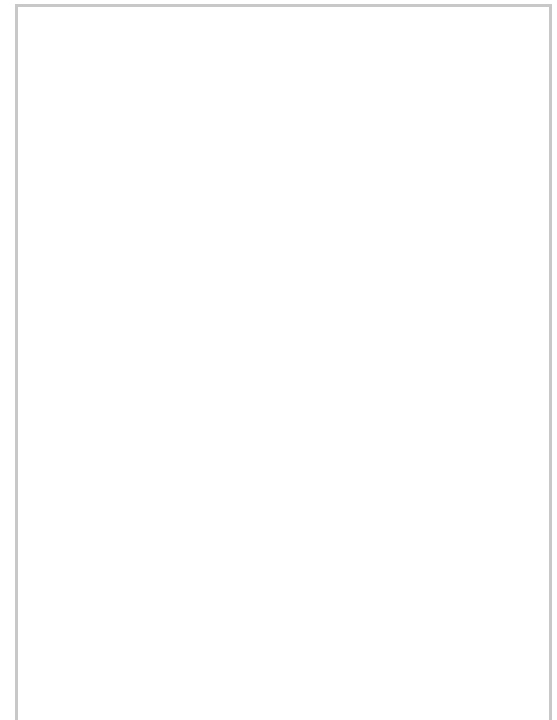
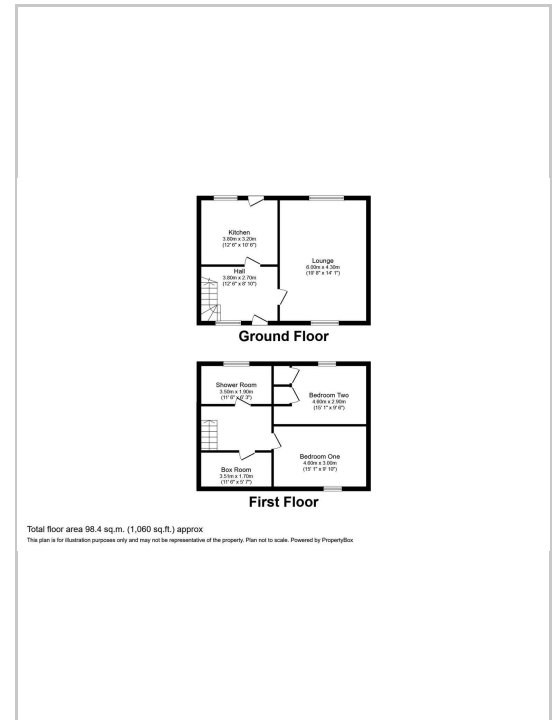
#### Accommodation

- Lounge 5.56m x 3.6m
- Fitted Kitchen 3.2m x 3.15m
- Bedroom 1 4.47m x 2.8m
- Bedroom 2 3.73m x 2.64m
- Bedroom 3
- Bathroom

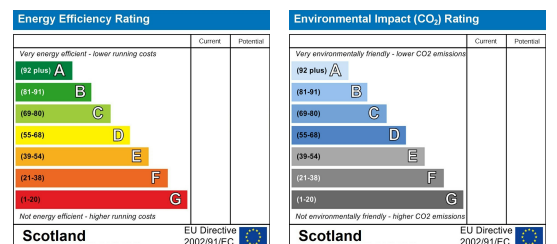
#### Area

The property is well placed for all local amenities including shopping and schooling. Local transport networks provide access to all surrounding areas. M8 Motorway Network allows for easy access to Glasgow City Centre and destinations further afield. Glasgow International Airport is a short drive away.

## Floor Plans



## Energy Efficiency Graph



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