



9 LOCHHEAD AVENUE, PAISLEY. PA3 3EL.

THIS THREE BEDROOM MID TERRACED FAMILY HOME IS SITUATED IN THE VILLAGE OF LINWOOD CLOSE TO ALL LOCAL AMENITIES, BOTH PRIMARY, SECONDARY SCHOOLS AND TRANSPORT LINKS. THE PROPERTY IS IN NEED OF SOME DEGREE OF UPGRADING. PROPERTY HAS LOUNGE, KITCHEN, DOWNSTAIRS FAMILY BATHROOM, 3 BEDROOMS WITH STORAGE, FLOORED LOFT, BENEFITS INCLUDE GAS CENTRAL HEATING, DOUBLE GLAZING, ON STREET PARKING ALTHOUGH THERE IS POSSIBILITY FOR A DRIVEWAY TO THE FRONT, BOTH FRONT AND REAR GARDENS. EASY ACCESS TO M8 MOTORWAY SERVING GLASGOW CITY CENTRE. CLOSE BY YOU HAVE THE SHOWCASE CINEMA AND ON-X SPORTS CENTRE WHICH HAS A SWIMMING POOL, GYM, SPORTS HALL AND OUTDOOR SPORTS FIELDS INCLUDING AN ATHLETICS TRACK. IDEAL INVESTMENT OPPORTUNITY, AND WHEN UPGRADED WOULD BE A LOVELY FAMILY HOME.



- 3 BED MID TERRACE
- IDEAL FAMILY HOME
- NEEDS UPGRADING
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- ON STREET PARKING
- POSSIBLE DRIVEWAY
- FRONT & REAR GARDEN

OFFERS OVER £75,000

ENTRANCE HALL 11' 5" x 6' 3" (3.48M x 1.90M)

LOUNGE 15' 5" x 11' 11" (4.69M x 3.63M)

KITCHEN 17' 4" x 9' 4" (5.28M x 2.85M)

BEDROOM 1 11' 10" x 9' 2" (3.6M x 2.8M)

BEDROOM 2 11' 9" x 11' 3" (3.59M x 3.44M)

BEDROOM 3 13' 5" x 9' 10" (4.10M x 3.0M)

DOWNSTAIRS BATHROOM 9' 9" x 5' 5" (2.98M x 1.66M)

UPPER LANDING 9' 6" x 3' 6" (2.9M x 1.07M)

FLOORED LOFT 14' 1" x 13' 3" (4.3M x 4.04M)

REAR GARDEN



As a regulated business we are required to comply with the “The Money Laundering, Terrorist Financing and Transfer Funds (Information on the Payer) Regulations 2017. Intending purchasers will be asked to produce documentation to satisfy these requirements on acceptance of a formal offer. These will include proof of Identification, proof of address and proof of funds to facilitate the purchase including deposit and any loan funds. Your cooperation in this is greatly appreciated.

DISCLAIMER - WHILST WE ENDEAVOR TO MAKE THESE PARTICULARS AS ACCURATE AS POSSIBLE, THEY DO NOT FORM PART OF ANY CONTRACT ON OFFER, NOR ARE THEY GUARANTEED. MEASUREMENTS ARE APPROXIMATE AND IN MOST CASES ARE TAKEN WITH A DIGITAL/SONIC MEASURING DEVICE AND ARE TAKEN AT THE WIDEST POINT. WE HAVE NOT TESTED THE ELECTRICITY, GAS OR WATER SERVICES OR ANY APPLIANCES. PHOTOGRAPHS ARE REPRODUCED FOR GENERAL INFORMATION AND IT MUST NOT BE INFERRED THAT ANY ITEM IS INCLUDED FOR SALE WITH THE PROPERTY. IF THERE IS ANY PART OF THIS THAT YOU FIND MISLEADING OR SIMPLY WISH CLARIFICATION ON ANY POINT, PLEASE CONTACT OUR OFFICE IMMEDIATELY WHEN WE WILL ENDEAVOR TO ASSIST YOU IN ANY WAY POSSIBLE



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