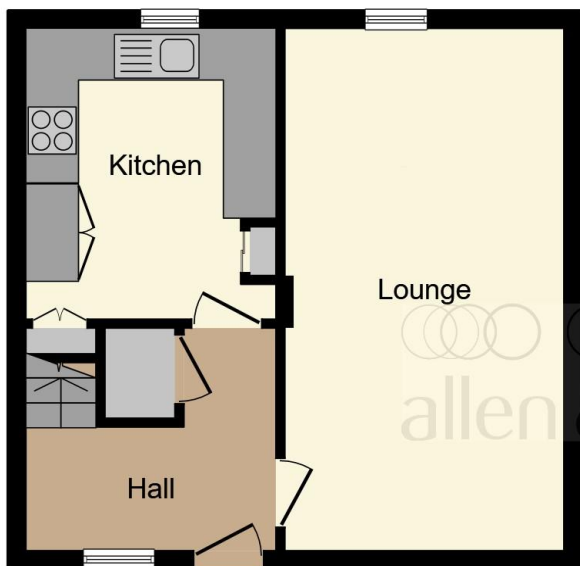


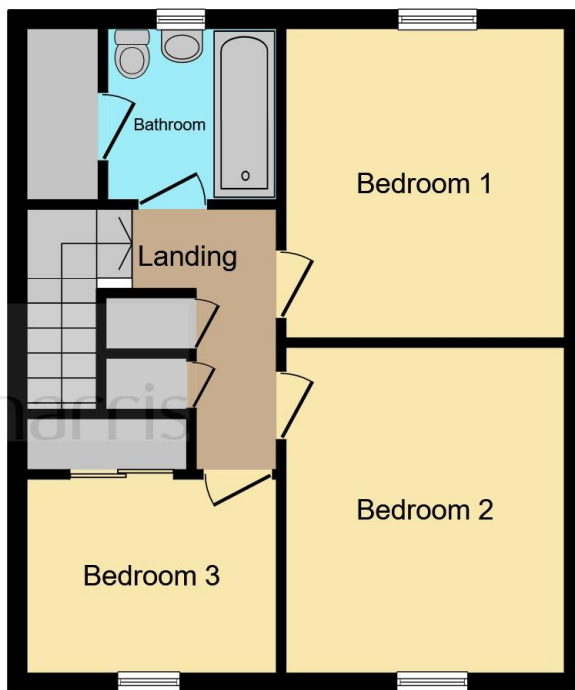


**Melrose Avenue, Linwood, Paisley, PA3 3EH**





**Ground Floor**



**First Floor**

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

**welcome to**

## Melrose Avenue, Linwood Paisley

- Three bedroom maisonette
- Presented in excellent condition
- Well-proportionated bedrooms
- Modern decor throughout
- Double glazing

Tenure: Freehold EPC Rating: E

Council Tax Band: B

offers over

**£80,000**

### Entrance Porch

### Lounge

19' 10" x 10' 5" ( 6.05m x 3.17m )

### Kitchen

12' 4" x 9' 4" ( 3.76m x 2.84m )

### Bedroom One

12' 4" x 10' 4" ( 3.76m x 3.15m )

### Bedroom Two

11' 9" x 10' 4" ( 3.58m x 3.15m )

### Bedroom Three

9' 5" x 7' 5" ( 2.87m x 2.26m )

### Bathroom

**view this property online** [allenandharris.co.uk/Property/PAI113195](http://allenandharris.co.uk/Property/PAI113195)



**Property Ref:**

PAI113195 - 0003

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