



4b Holm Place, Linwood, Paisley, PA3 3RP

**Penny Lane Homes
Johnstone Ltd,
36 High Street,
Johnstone,
PA5 8AH**

**To make an
appointment to view:**

**Call:
01505 331114**

**Click:
PennyLaneHomes.com**

**Come In:
To your nearest
branch**



JOHNSTONE * PAISLEY * RENFREW

4b Holm Place, Linwood, Paisley, PA3 3RP

Description

This ground floor flat has enviable views across the local countryside and offers generous accommodation with a private rear garden. Holm Place is a residential cul de sac with a selection of flats and terrace houses.

The property has a welcoming reception hallway with a large storage cupboard. The lounge has a dining area with dual aspects and french doors leading out to the private rear garden. There is a fitted kitchen with a selection of storage units and space for appliances. Both bedrooms are double rooms and bedroom two benefits from a storage cupboard. Completing the accommodation is the three piece bathroom with over bath shower.

The property specification includes gas central heating and double glazing.

Externally there is a communal drying green to the front and ample street parking

Renfrewshire Council, Tax Band B

EPC Rating C.

Linwood is a thriving town which benefits from a town centre upgrade of the shopping centre as well as a local leisure centre for indoor and outdoor pursuits. Schooling can be found locally at all levels and the road infrastructure is first class with M8 close by for commuting to Glasgow's international airport and city centre a short bus/car journey away. Shopping centres and supermarkets are also within a "stones throw away".

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

Reception Hallway
22'0" (6.71m) x 12'6" (3.81m)

Lounge
11'6" (3.51m) x 18'7" (5.66m)

Kitchen
13'10" (4.22m) x 6'3" (1.91m)

Bedroom One
14'9" (4.5m) x 9'4" (2.84m)

Bedroom Two
13'2" (4.01m) x 8'6" (2.59m)

Bathroom
9'0" (2.74m) x 5'9" (1.75m)

