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45 LOANHEAD ROAD, PAISLEY, PA3 3QN

OFFERS IN EXCESS OF £185,000

C/TAX BAND: E

3 BEDROOM HOUSE - DETACHED

EPC BAND:C

Nestled within a quiet cul-de-sac this **THREE BEDROOM DETACHED VILLA** offers perfect family accommodation over two levels in the heart of Linwood. Early viewing is recommended to appreciate not only this beautiful home but also the amenities that lie close by.

The lower level comprises entrance vestibule leading to lounge, and modern dining kitchen with real wood flooring throughout. The Large dining kitchen is made up of both wall and floor mounted units offering ample storage as well as an eight-ring gas cooker, double oven and extractor hood. There are patio doors leading out into garden.

Stairs from the lounge lead to the upper level of the home. On this level there are three bedrooms, two of which include double fitted mirrored wardrobes and a family bathroom. The bathroom is made up of white three-piece suite of bath, vanity and WC and includes electric shower and shower screen. Also on the upper hallway is access to a floored loft space.

Low maintenance gardens lie to the front and rear of the property. The front is laid with monobloc driveway and access to the garage is from the front of the property. The current owner has put a lot of thought into augment the storage within the garage.

The rear walled garden is made up of slabs as well as decked area suitable for outdoor seating/dining. There is a nice tranquil, private feel within the garden due to the easily maintained greenery that it boasts within the wooden sleepers.

Specifications of this property includes Gas Central Heating and Double Glazing.

Linwood lies within easy access of Local Schooling, Retail Park and Glasgow Airport. Within a short driving distance Braehead Shopping Centre and Glasgow City Centre can also be reached conveniently.

Lounge
15'5" x 14'0" (4.72 x 4.29)



Dining/Kitchen
15'5" x 10'7" (4.7 x 3.23)



Bedroom 1
10'0" x 8'9" (3.05 x 2.69)



Bedroom 2
10'9" x 8'11" (3.28 x 2.72)



Bedroom 3
7'4" x 6'9" (2.26 x 2.08)



Bathroom
 6'3" x 6'0" (1.93 x 1.83)



IMPORTANT NOTE TO PURCHASERS:
 **MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification

documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale**

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.



