





Linnet

Waverley Green • Waverley • S60 8FZ

Offers in Excess of £300,00

Linnet – 3 bed Town House– from £300,000 ***Show home now open*** With over 1100 sq ft of stylish and modern living space the Linnet is a new 3-bed, 3-storey town house that's ideal for growing families. Stylish, contemporary living space, the Linnet at Waverley Green delivers the perfect balance of design, comfort and practicality for the modern family. Set within the well-connected and fast-developing neighbourhood of Waverley, the home is just moments from Olive Lane and the wider amenities surrounding, placing everyday essentials, green spaces and future community facilities right on your doorstep. The ground floor is designed for flexible family life, featuring an integrated Howdens kitchen with Bosch appliances alongside a generous dining area ideal for busy mornings and relaxed evenings. Sliding doors open through to a separate living room, while folding patio doors extend the space out into a south-facing courtyard garden-perfect for entertaining, play, or simply unwinding at the end of the day. Upstairs, the first floor offers two well-proportioned bedrooms and a contemporary family bathroom finished with white Vitra sanitaryware, a Hansgrohe shower over bath, and elegant Porcelanosa tiling. The top floor is reserved for the luxurious principal suite, complete with a dressing area and private en-suite-creating a calm, dedicated retreat for busy modern life. Homes in this position, so close to Olive Lane and the heart of the Waverley, are in high demand. With strong early interest and limited availability.

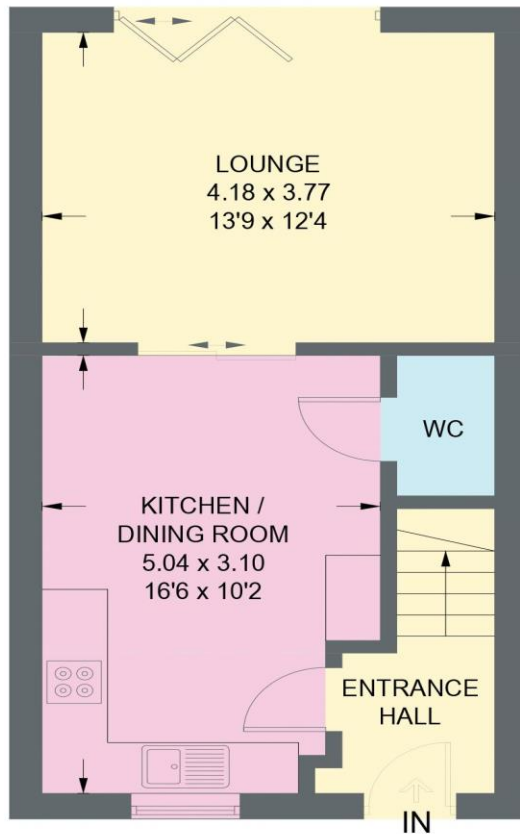


- Ready to move into today
- Over 1100 sqft of stylish and modern living space
- Fully integrated Howdens kitchen with Bosch appliances
- South-facing courtyard garden
- Free flooring worth OVER £5000
- Master bedroom with en-suite bathroom
- Two further large bedrooms
- Double parking with EV charger

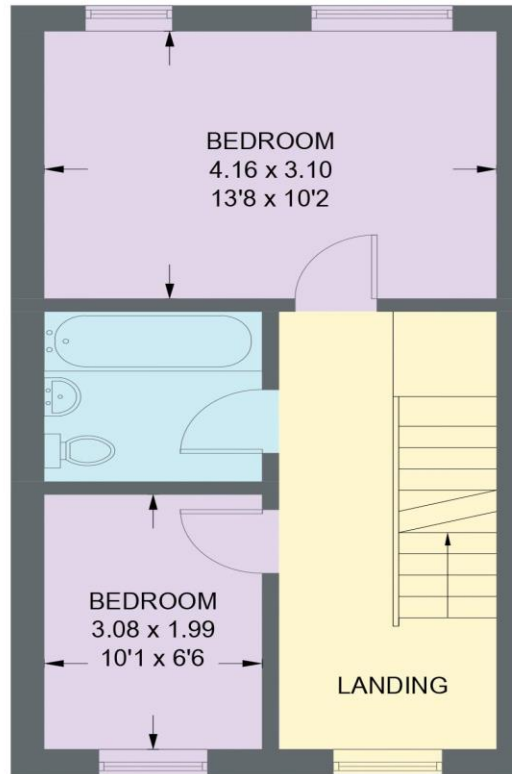


LINNET

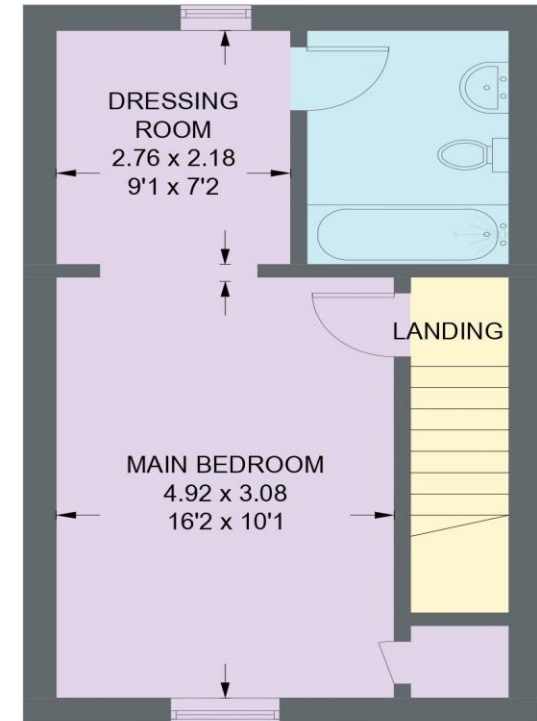
APPROXIMATE GROSS INTERNAL AREA = 102.6 SQ M / 1105 SQ FT



GROUND FLOOR
36.8 SQ M / 396 SQ FT



FIRST FLOOR
33.9 SQ M / 365 SQ FT



SECOND FLOOR
31.9 SQ M / 344 SQ FT

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1304596)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.