boom
YOUR PERSONAL ESTATE AGENTS







Avon Drive, Linwood

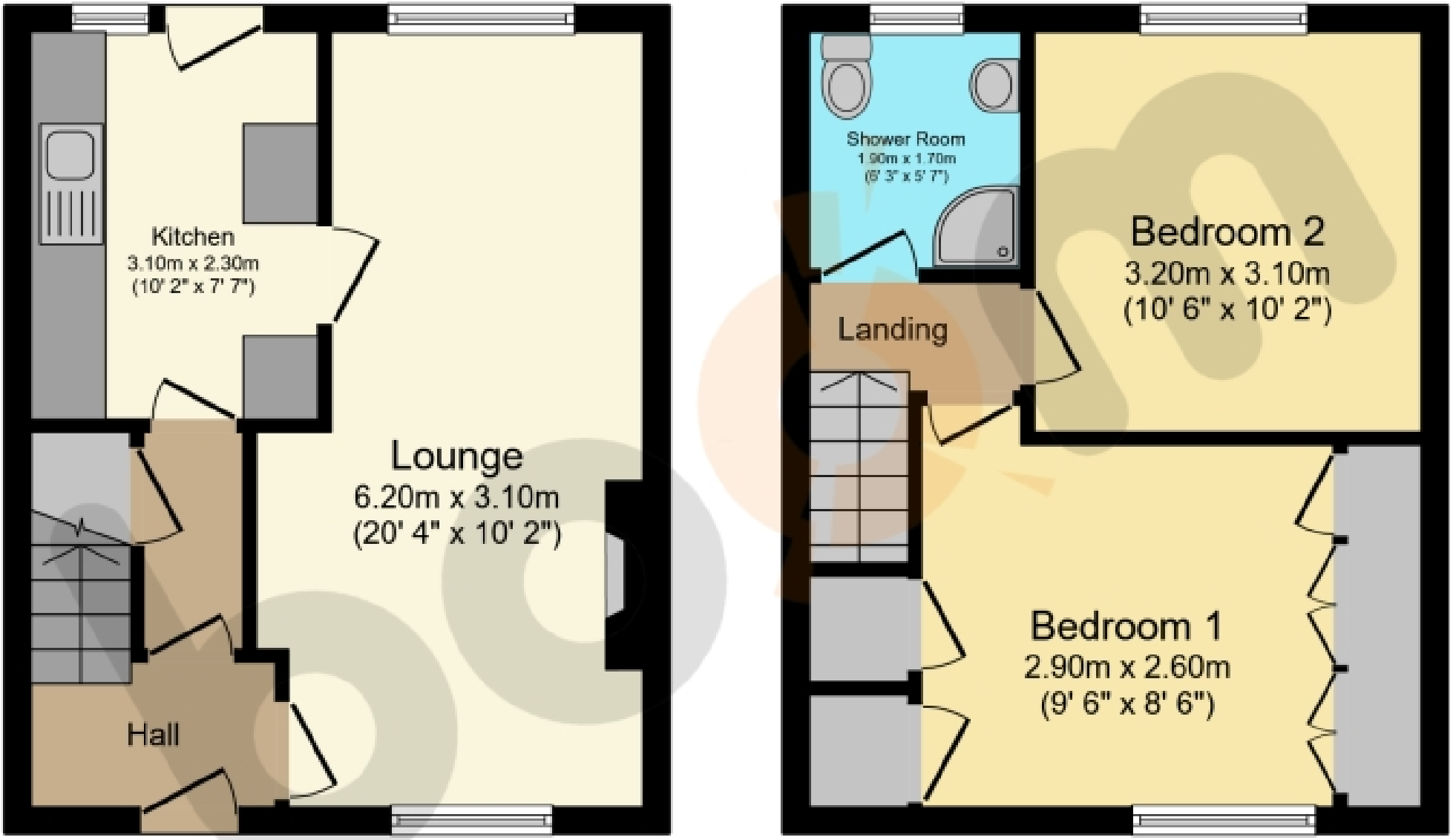
Offers Over £129,995











Ground Floor

First Floor

Total floor area: 60.8 sq.m. (654 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

THE PROPERTY

This fantastic home offers an excellent opportunity for first-time buyers, downsizers or those looking to put their own stamp on a property. Boasting a NEW ROOF, generous proportions, neutral décor and a low-maintenance garden and ideally situated within an established residential area of Linwood. Please call Boom now to arrange your viewing.
The front of the property features a neatly maintained lawn bordered by established hedging, creating an attractive approach to the home. A gated pathway leads to the front entrance, while the end-terraced position provides access around the side to the rear garden.

Upon entering the home, the reception hallway leads through to the family lounge. Generously proportioned, this welcoming room benefits from dual aspect window formation, warm wood-effect flooring and soft, neutral décor, while a fireplace provides a focal point for the seating area. The elongated layout offers ample room for both comfortable seating and dining creating a versatile setting for everyday life.
The kitchen is fitted with a range of base and wall-mounted cabinetry, paired with marble-effect worktops and tiled splashbacks. The kitchen further benefits from plenty of space for freestanding appliances.
The upper-level hosts two generously proportioned double bedrooms and the shower room. Bedroom One is finished in neutral tones and benefits from fitted wardrobes and drawers, providing excellent storage. Bedroom Two is another bright and comfortable double room, offering flexibility for use as a guest bedroom or home office.

The shower room is fully tiled and comprises a walk-in shower enclosure, wash hand basin within a vanity unit and W.C.
Externally, the rear garden offers a generous lawn alongside a paved area adjoining the house, providing space for outdoor seating during the summer months.
Ideally located in Linwood with the fantastic cycle track and road connections on your doorstep, keeping you close to Johnstone & Paisley which offer a great selection of local amenities including shops, eateries, supermarkets and transport services. Bus and rail links give regular access throughout the area into Glasgow and further afield. The M8 motorway network is within a few miles and provides additional links to Glasgow Airport, Braehead Shopping Centre and Glasgow City Centre. For detailed information on the great local primary and secondary schools within walking distance and independent schooling, please use The Property Boom's school catchment and performance tool on our website.

WOULD YOU LIKE A FREE DETAILED VALUATION OF YOUR OWN PROPERTY?
TAKE ADVANTAGE OF OUR DECADES OF EXPERIENCE AND GET YOUR FREE PROPERTY VALUATION FROM OUR FRIENDLY AND APPROACHABLE TEAM. WE CUT THROUGH THE JARGON AND GIVE YOU SOLID ADVICE ON HOW AND WHEN TO SELL YOUR PROPERTY.
Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale. AI has been used to enhance this listing.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

www.thepropertyboom.com
Head Office : 31 Braehead, Beith, KA15 1EG
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com