

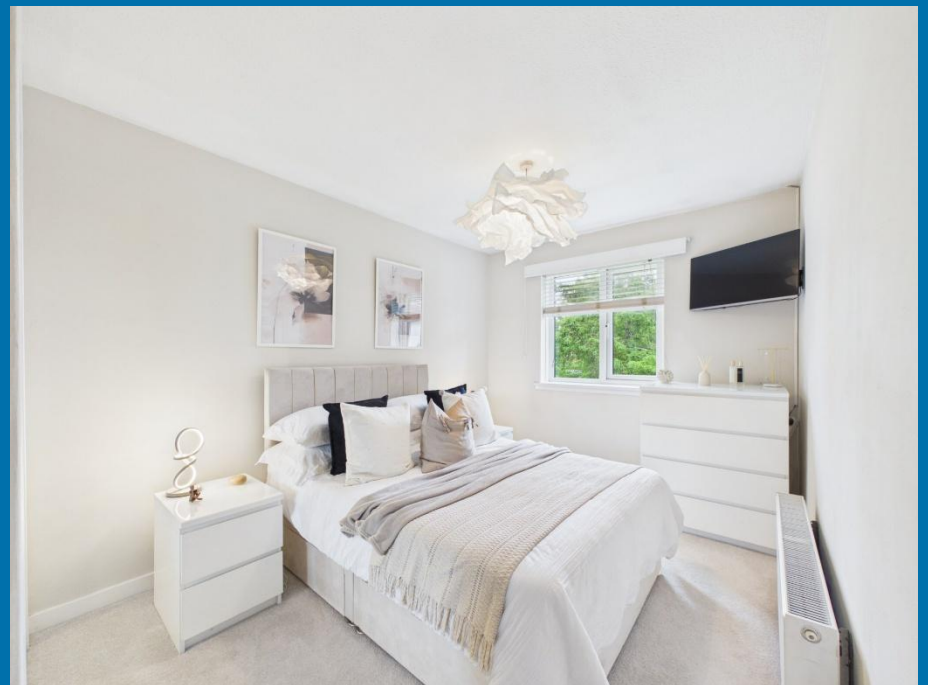
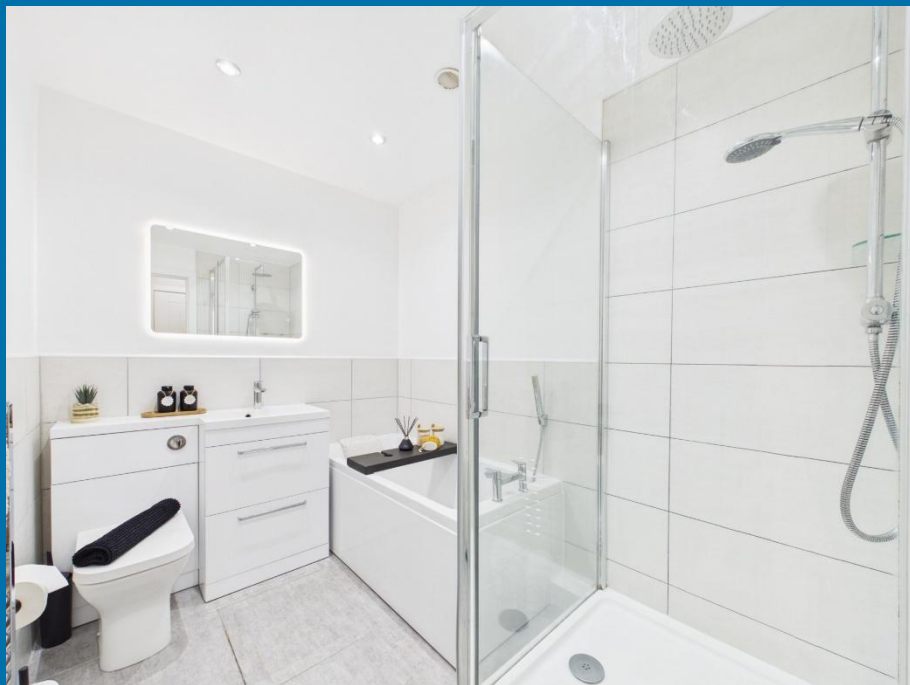


For Sale | 10 Loanhead Road, Linwood, Paisley, PA3 3QN



Viewing by appointment only

Phone: 01505 331114 | Email: info@emmersonhomes.com | Address: 36 High Street, Johnstone, PA5 8AH



2 Bedrooms | 1 Public Room | 1 Bathroom

Occupying a desirable position within a quiet and sought after cul-de-sac, this immaculate first floor apartment offers beautifully presented accommodation throughout and is ideally suited to first time buyers, smaller households, or those seeking a property in true walk in condition.

The accommodation offers a welcoming entrance hallway with a convenient storage cupboard. To the front, the bright and spacious lounge enjoys pleasant views over the peaceful cul-de-sac and flows seamlessly into a modern open plan kitchen. The kitchen is fully fitted with an excellent range of base and wall mounted units, incorporating an electric hob with extractor hood and electric double oven, integrated dishwasher, washing machine, dryer and fridge/freezer, all complemented by coordinated work surfaces and splash backs.

The generous principal double bedroom benefits from fitted wardrobes, providing excellent hanging and shelving space. A second well-proportioned double bedroom overlooks the rear communal gardens, offering a peaceful outlook. Completing the accommodation is a stylish contemporary four-piece bathroom featuring a WC, vanity wash hand basin with storage, bath, and separate shower enclosure housing a thermostatic controlled shower, enhanced by attractive wall tiling and matching flooring.

Further benefits include double glazing, gas central heating, loft for further storage, a secure door entry system and a well maintained communal close.

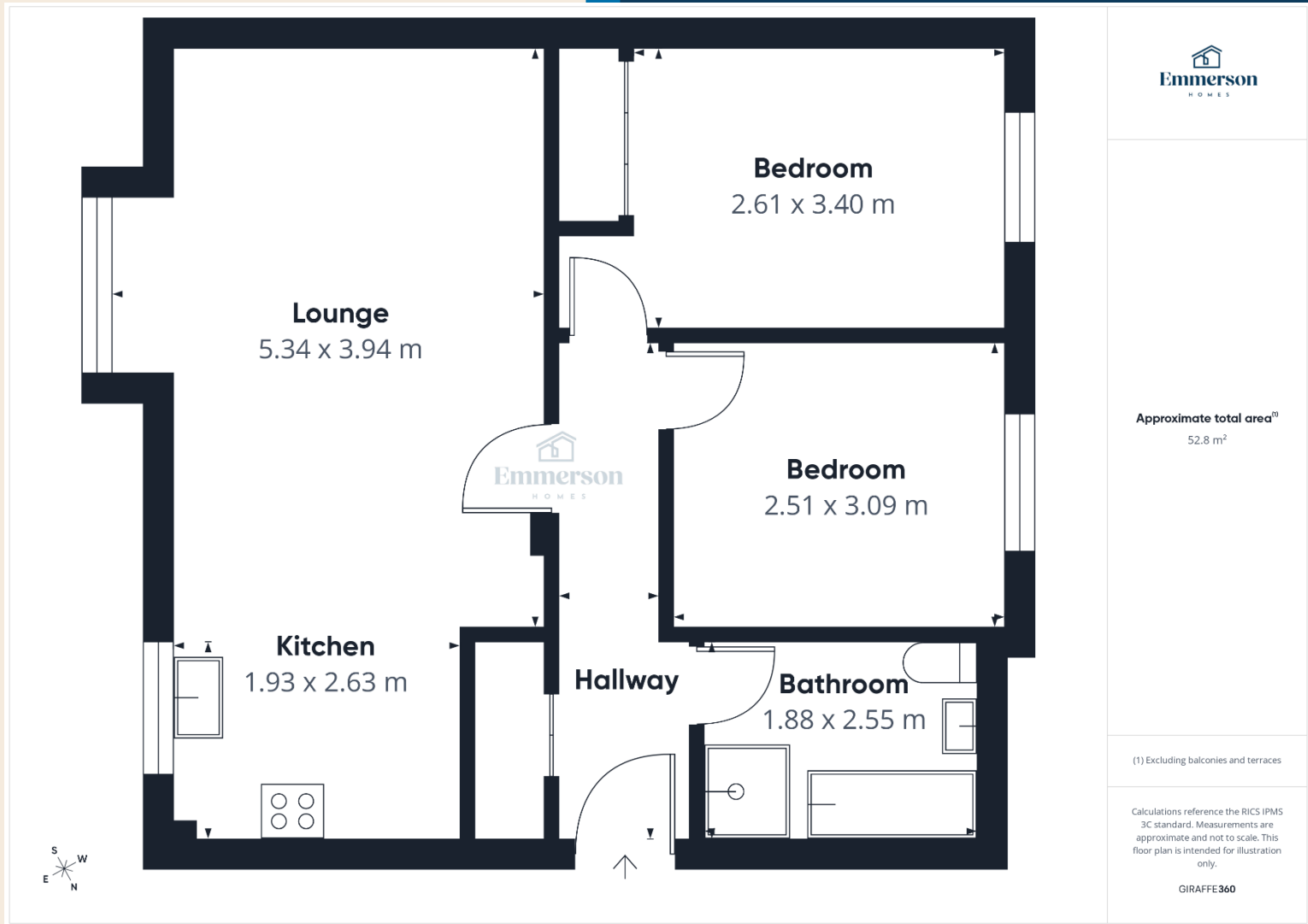
Externally, residents can enjoy a well-kept enclosed communal garden to the rear, along with residents' and visitors' parking facilities.

Early viewing is highly recommended to appreciate the quality, presentation, and convenient location of this exceptional apartment.

Renfrewshire Council, Tax Band C. 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".





Approximate total area⁽¹⁾
52.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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Please note we have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

