



9 LOCHHEAD AVENUE, LINWOOD, PAISLEY. PA3 3EL.RAF

CASTLEHEAD PROPERTIES ARE DELIGHTED TO BRING TO THE MARKET THIS STUNNING THREE BEDROOM MID TERRACED FAMILY HOME WHICH IS SITUATED IN THE VILLAGE OF LINWOOD CLOSE TO ALL LOCAL AMENITIES, PRIMARY & SECONDARY SCHOOLS, AS WELL AS GOOD TRANSPORT LINKS. THE PROPERTY HAS BEEN FULLY REFURBISHED TO A VERY HIGH STANDARD THROUGHOUT WITH BRIGHT, FRESH DECOR; NEW FLOORING / CARPETS; GAS CENTRAL HEATING; DOUBLE GLAZING; GOOD STORAGE; LARGE REAR GARDEN AND DRYING AREA; FRONT DRIVEWAY PARKING FOR 2 CARS AND A NEWLY TILED ROOF. ACCESS VIA PORCH TO MAIN HALLWAY WHICH HAS OAK EFFECT LAMINATE FLOORING; STAIRCASE TO UPPER LANDING. SPACIOUS FRONT FACING LOUNGE AGAIN WITH OAK EFFECT LAMINATE FLOORING AND ACCESS DIRECT TO KITCHEN, SMALL DINING AREA AND REAR GARDEN. MODERN CONTEMPORARY KITCHEN HAS AMPLE WHITE STORAGE UNITS; ELECTRIC HOB, FAN OVEN AND OVERHEAD EXTRACTOR HOOD; WASHING MACHINE AND FRIDGE FREEZER; GREY CONCRETE EFFECT WORK SURFACE AND GREY SPLASHBACK; SMALL DINING AREA TO REAR. THE FAMILY BATHROOM PROVIDES 3 PIECE SUITE, OVERHEAD RAINFALL SHOWER WITH HAND HELD SHOWER ATTACHMENT; GLASS SHOWER SCREEN; HEATED TOWEL RAIL; WHITE WOOD EFFECT PANELLED CEILING; GREY WALL TILING THROUGHOUT; LIGHT GREY WOOD EFFECT VINYL FLOORING. ALL THREE WELL PRESENTED DOUBLE BEDROOMS HAVE BUILT-IN STORAGE CUPBOARD / WARDROBE; AND CREAM CARPET. FURTHER STAIRCASE LEADS TO ATTIC SPACE WHICH IS CURRENTLY SET OUT FOR OFFICE USE; CREAM CARPET AND FRESH DECOR THOUGHT. EASY ACCESS TO M8 MOTORWAY SERVING GLASGOW CITY CENTRE. CLOSE BY YOU HAVE THE SHOWCASE CINEMA AND ON-X SPORTS CENTRE WHICH HAS A SWIMMING POOL, GYM, SPORTS HALL AND OUTDOOR SPORTS FIELDS INCLUDING AN ATHLETICS TRACK.

- LOVELY 3 BEDROOM FAMILY HOME
- SOUGHT AFTER QUIET LOCALE
- REFURBISHED TO VERY HIGH STANDARD THROUGHOUT
- DRIVEWAY PARKING TO FRONT FOR 2 CARS
- GOOD SIZED REAR GARDEN AND DRYING AREA
- NURSERY, PRIMARY & SECONDARY SCHOOLS CLOSE BY

OFFERS OVER £160,000

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ENTRANCE PORCH 6' 5" x 3' 3" (1.96M x 1.0M)

ENTRANCE HALLWAY 11' 2" x 6' 5" (3.41M x 1.96M)

LOUNGE 14' 11" x 12' 4" (4.54M x 3.76M)

KITCHEN 9' 6" x 9' 1" (2.90M x 2.78M)

DINING AREA 7' 4" x 4' 6" (2.24M x 1.37M)

FAMILY BATHROOM 9' 6" x 5' 5" (2.90M x 1.66M)

UPPER HALLWAY 9' 0" x 3' 9" (2.74M x 1.15M)

BEDROOM 1 12' 2" x 11' 6" (3.70M x 3.50M)

BEDROOM 2 13' 0" x 10' 5" (3.95M x 3.17M)

BEDROOM 3 11' 6" x 9' 2" (3.5M x 2.8M)

ATTIC SPACE 13' 9" x 12' 8" (4.18M x 3.87M)

REAR GARDEN

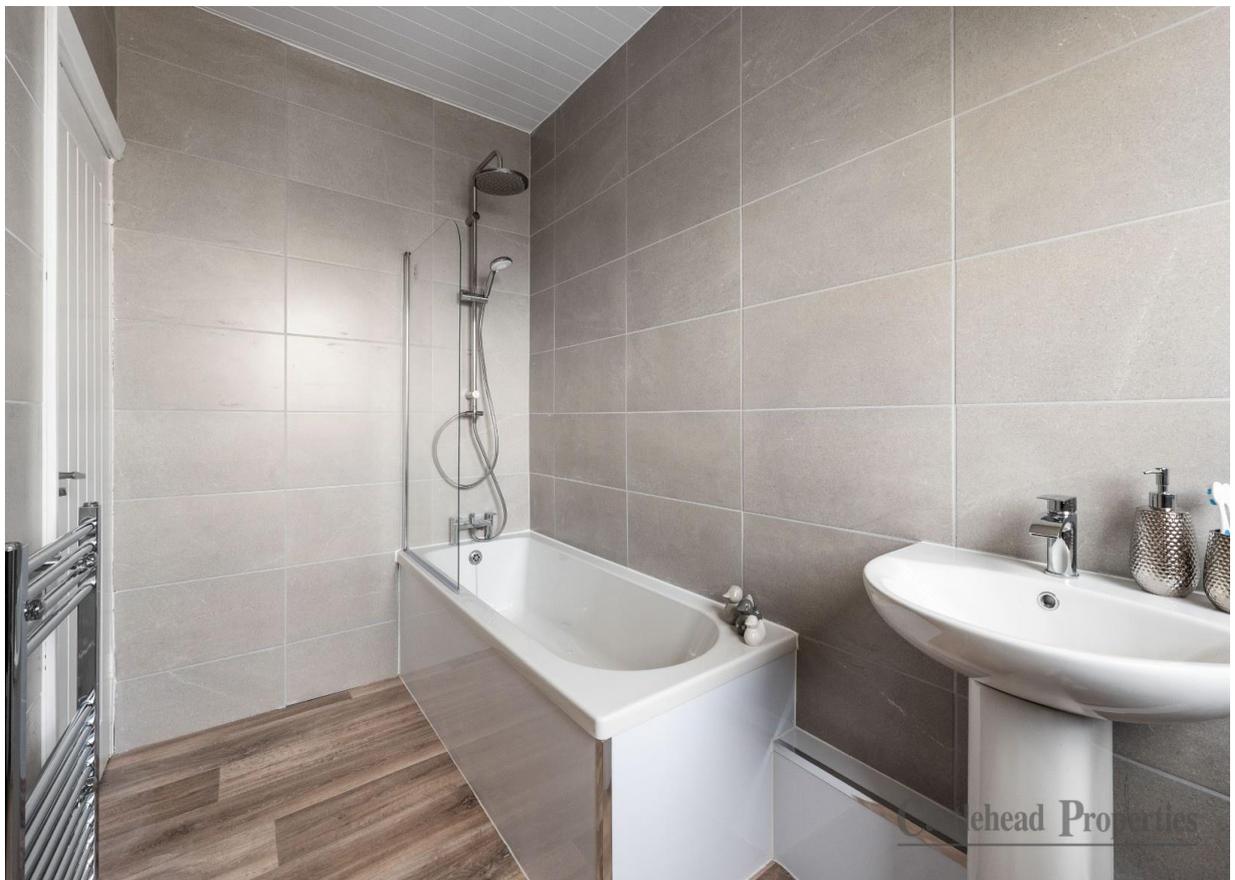


TOTAL: 984 sq. ft. 92 m²
GROUND FLOOR: 495 sq. ft. 46 m², 1ST FLOOR: 481 sq. ft. 45 m², : 8 sq. ft. 1 m²
EXCLUDED AREAS: PORCH: 21 sq. ft. 2 m², ATTIC: 136 sq. ft. 13 m², LOW CEILING: 10 sq. ft. 1 m²,
WALLS: 97 sq. ft. 7 m²

Floor Plan Created by Callidus App. Measurements Corrected Highly Reliable But Not Guaranteed.

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