



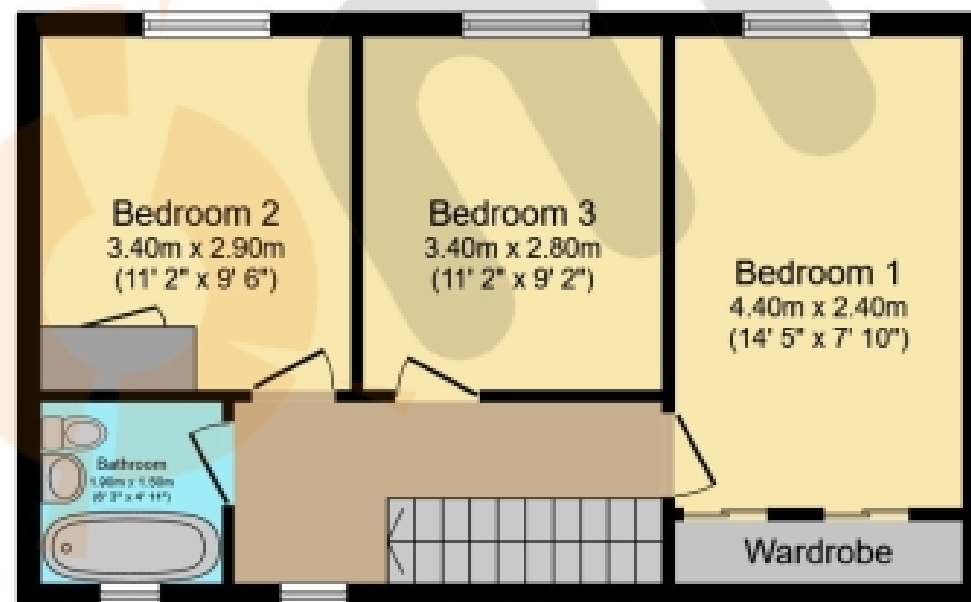
Richmond Drive, Linwood

Offers Over £135,000





Ground Floor



First Floor

Total floor area: 87.7 sq.m. (944 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

Upon entering the property, you are welcomed into an entrance hallway which provides access to the principal ground-floor accommodation. The generously proportioned lounge offers an inviting and versatile living space, with a large picture window allowing an abundance of natural light to fill the room. A feature fireplace creates an attractive focal point, while the excellent room dimensions provide ample space for a variety of furniture arrangements and decorative touches.

Continuing through the home, the spacious dining kitchen offers an excellent combination of practicality and sociable living. The kitchen is fitted with wooden wall and base-mounted cabinetry, paired with white marble-effect work surfaces. There is generous provision for freestanding appliances, while the substantial floor space comfortably accommodates a dining table and chairs, making this an ideal setting for both everyday family meals and entertaining.

Completing the ground floor is a useful separate laundry room, helping to keep household appliances and everyday tasks away from the main kitchen area. A substantial walk-in cupboard provides further valuable storage, enhancing the practicality of the home.

Ascending to the first floor, the landing provides access to three well-proportioned bedrooms and the family bathroom. All three bedrooms are comfortable doubles, offering excellent flexibility for families, guests or those requiring a dedicated home office. Bedrooms One and Three also benefit from built-in storage solutions, helping to maximise the available floor space while providing convenient and discreet storage. The family bathroom features a W.C., wash hand basin and bath with overhead shower.

Externally, the rear garden is a feature of the property and has been beautifully maintained to create a colourful and welcoming outdoor space. A neatly manicured lawn is complemented by an array of vibrant flowering shrubs and planting, creating an appealing setting for relaxing, outdoor dining or entertaining during the warmer months.

The solar panels are owned outright. The roof was also replaced as part of the recent external refurbishment, which included new wall cladding and re-rendering.

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.

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