




McEwan Fraser Legal
Solicitors & Estate Agents
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29 Melrose Avenue
LINWOOD, RENFREWSHIRE, PA3 3EH



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Melrose Avenue is situated in the heart of Linwood, which in itself offers local shopping to include a Tesco superstore, sports recreational facilities, schooling and regular public transport. The Phoenix Retail Park is a short drive away and here you will find more extensive shopping to

include an Asda, Argos superstore, Showcase Cinema and a number of places to eat out at including the newly opened and popular 'Linwood Farm'. The neighbouring countryside caters for a wide range of sports and leisure activities including fishing, golf and all types of equestrian pursuits. The M8 motorway network provides access to most major towns and cities throughout the central belt of Scotland, whilst Glasgow International Airport provides access to destinations further afield.

LINWOOD

RENFREWSHIRE / PA3 3EH



KITCHEN

LOUNGE & LANDING

Part Exchange available. We are delighted to offer for sale this three bedroom split-level maisonette, situated within a popular pocket of Linwood. This property would be a super buy for a wide variety of potential purchaser(s) looking for their ideal home. Given its superb location and acquisition it will appeal to a variety of people such as first time buyer(s), or be ideal for a sound buy-to-let investment. It's fantastic spot offers great commuting links as well as being within a very short stroll to all local amenities and schooling catchments. The flat has been tastefully decorated throughout and has designed to maximise the natural available light to create a modern ambience. Room dimensions are generous and the split-level accommodation has been arranged to offer both flexibility and individuality.

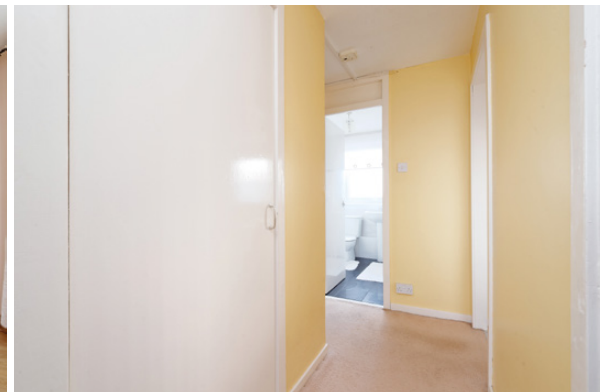
A welcoming hall allows access to all apartments on this level. A spacious lounge is flooded with natural light, there is ample space within this zone for a dining table and chairs for a more formal dining with family and friends. The kitchen has been fitted to include a modern range floor and wall mounted units with a complimentary worktop. There is also ample room for a washing machine, fridge freezer and cooker.

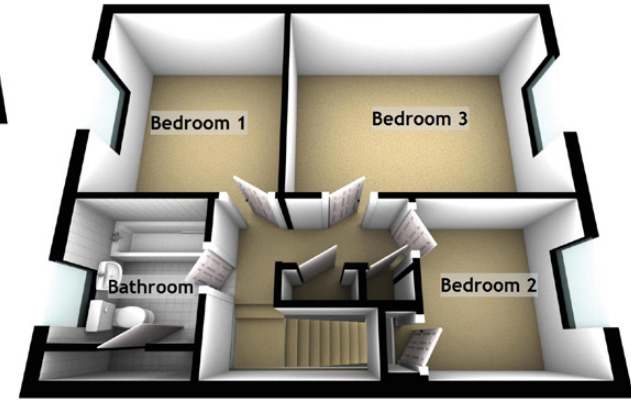
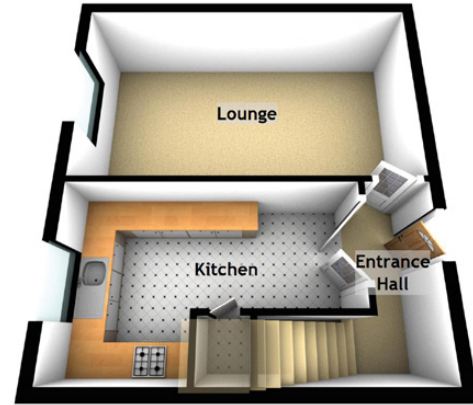
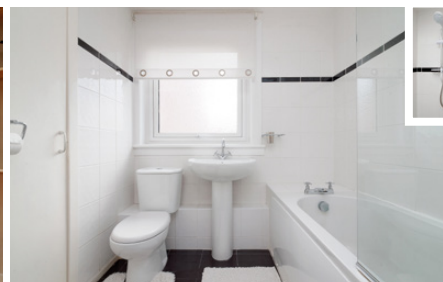
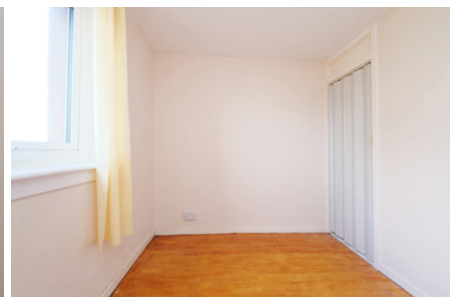
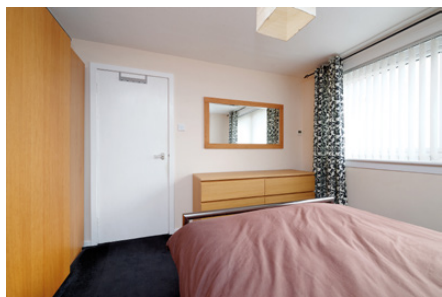
Stairs from the entrance hall rise to the first floor landing, which boasts a spacious hallway and three good sized bedrooms. All of the bedrooms allow the flexibility and space for additional free-standing furniture if required. The third bedroom could be used for anything you want it to be, such as a "hot office" for those requiring working from home arrangements. The modern, fully tiled three-piece family bathroom suite with overhead shower, completes the impressive accommodation internally.

The flat also benefits from electric storage heaters and double glazing which creates a warm, yet cost effective way of living all year round. Externally, the maisonette benefits from a share of the communal garden. Off-street parking is available to the front of the property.



**TASTEFULLY
DECORATED
& MODERNISED
TOP FLOOR
THREE BED SPLIT
LEVEL
MAISONETTE //SITUATED IN
A POPULAR
POCKET OF
LINWOOD**





SPECIFICATIONS

FLOOR PLAN & PROPERTY LOCATION

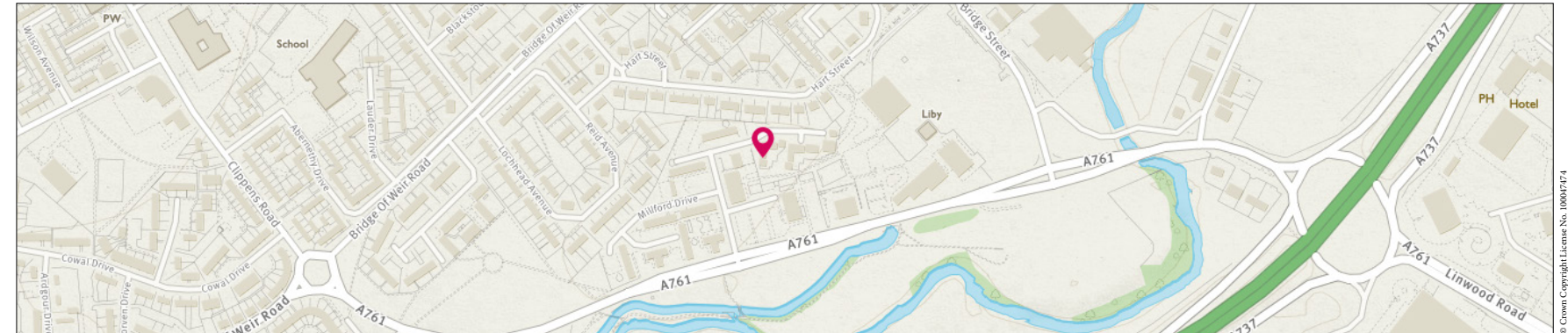
APPROXIMATE DIMENSIONS
(Taken from the widest point)

Kitchen	4.70m (15'5") x 2.90m (9'6")
Lounge	6.10m (20') x 3.20m (10'6")
Bedroom 1	3.70m (12'2") x 3.20m (10'6")
Bedroom 2	2.40m (7'10") x 2.30m (7'7")
Bedroom 3	3.80m (12'6") x 3.20m (10'6")
Bathroom	1.90m (6'3") x 1.60m (5'3")

GROSS INTERNAL FLOOR AREA (m²) - 87 m²

EXTRAS
(Included in the sale)

Carpets and floor coverings, light fixtures and fittings, curtains and blinds.



GARDEN AREA




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Part
Exchange
Available

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only.



Text and description
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Surveyor



Professional photography
CRAIG DEMPSTER
Photographer



Layout graphics and design
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Designer