




McEwan Fraser Legal
Solicitors & Estate Agents
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56 Irvine Drive
LINWOOD, PAISLEY, RENFREWSHIRE, PA3 3TB



LINWOOD

PAISLEY, RENFREWSHIRE, PA3 3TB

56 Irvine Drive 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.



56 IRVINE DRIVE

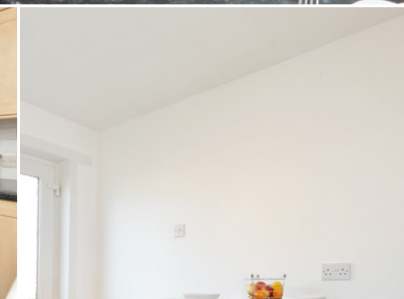
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We are delighted to introduce to the market this spacious two-bedroom property formed over two levels which would be the perfect acquisition for a wide variety of purchasers looking for their ideal home. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality.

A welcoming hallway provides access to all rooms on this level. The impressive formal lounge is flooded with natural light from the window to the rear aspect, this area has the perfect ambience in which to unwind after a hard day. The kitchen has been fitted to include a modern range of floor and wall mounted units with a striking work surface, creating a fashionable and efficient workspace. There is a host of integrated appliances with plumbed space for free-standing appliances. An added bonus is the breakfast bar which is popular when mum's breakfast is on the go.

The first-floor level has been thoughtfully planned to accommodate two well-appointed bedrooms. Both of the bedrooms are bright and airy with a range of furniture configurations and space for additional free-standing furniture if required. A family bathroom suite completes the impressive accommodation internally.

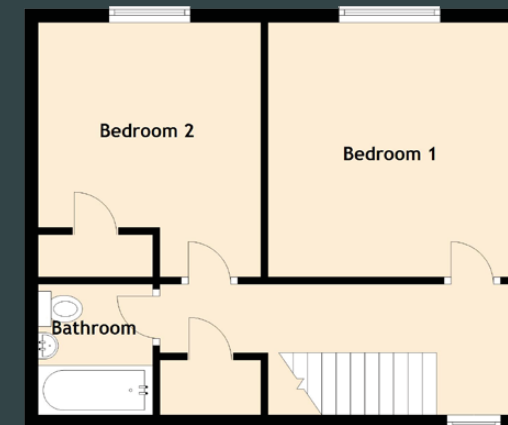
Externally the property benefits from private garden grounds to the rear. The garden is a real sun trap and is popular in summer months. There is off-street parking to the rear also. The property also features gas central heating and double glazing, helping to ensure a warm, yet cost-effective, living environment all year round.





SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

Lounge
4.57m (15') x 3.59m (11'9")

Kitchen
3.40m (11'2") x 3.00m (9'10")

Bedroom 1
3.60m (11'10") x 3.60m (11'10")

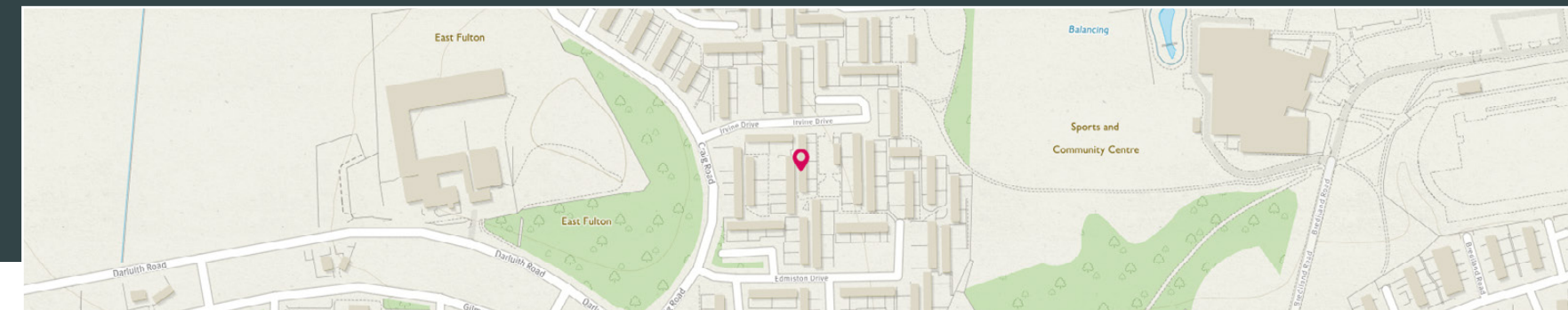
Bedroom 2
3.60m (11'10") x 3.43m (11'3")

Bathroom
2.01m (6'7") x 1.70m (5'7")

Gross internal floor area (m²): 70m²

EPC Rating: D

Extras (Included in the sale):
Carpets and floor coverings, light
fixtures and fittings, curtains and blinds.





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Part
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Text and description
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