




McEwan Fraser Legal
 Solicitors & Estate Agents
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88 Russell Place
 LINWOOD, RENFREWSHIRE, PA3 3SR



LINWOOD

"... THE NEIGHBOURING COUNTRYSIDE CATERS FOR A WIDE RANGE OF SPORTS AND LEISURE ACTIVITIES INCLUDING FISHING, GOLF AND ALL TYPES OF EQUESTRIAN PURSUITS ..."



88 Russell Place 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.

88 RUSSELL PLACE

We are delighted to introduce to the market this spacious three 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, with a useful WC, provides access to all rooms on this level. The impressive formal lounge is flooded with natural light and has the perfect ambience in which to unwind after a hard day. The breakfasting kitchen has been fitted to include a good range of floor and wall mounted units with a striking work surface, creating a fashionable and efficient workspace. It is further complemented by a host of integrated appliances and space for free standing appliances.

The first-floor level has been thoughtfully planned to accommodate three well-appointed bedrooms, all of which are bright and airy with a range of furniture configurations and space for additional free standing furniture if required. Any of the bedrooms can be transformed to meet each individual purchaser's needs and requirements, such as a study/ hot office for those requiring working from home arrangements. A family bathroom suite completes the impressive accommodation internally.

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

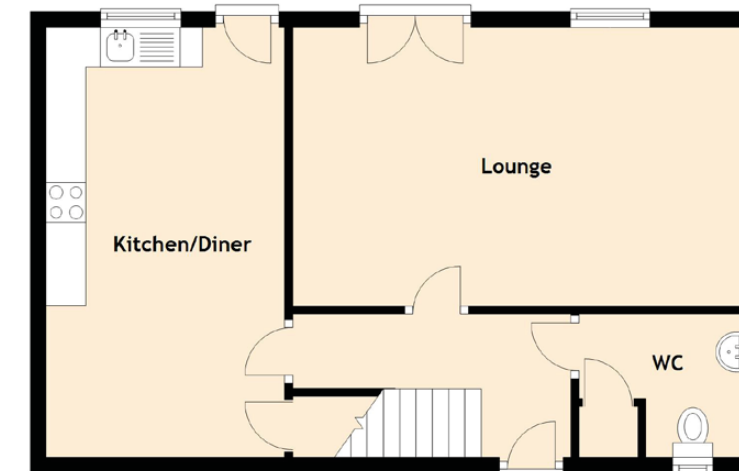


... THE IMPRESSIVE FORMAL LOUNGE IS FLOODED WITH NATURAL LIGHT AND HAS THE PERFECT AMBIENCE IN WHICH TO UNWIND AFTER A HARD DAY ...





SPECIFICATIONS



Approximate Dimensions (Taken from the widest point)

Lounge	5.70m (18'8") x 3.50m (11'6")
Kitchen/Diner	5.50m (18'1") x 3.00m (9'10")
Master Bedroom	4.50m (14'9") x 2.60m (8'6")
Bedroom 2	3.60m (11'10") x 3.20m (10'6")
Bedroom 3	3.60m (11'10") x 2.90m (9'6")
Bathroom	2.00m (6'7") x 1.70m (5'7")
WC	2.10m (6'11") x 1.80m (5'11")

Gross internal floor area (m²): 98m² | EPC Rating: E

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

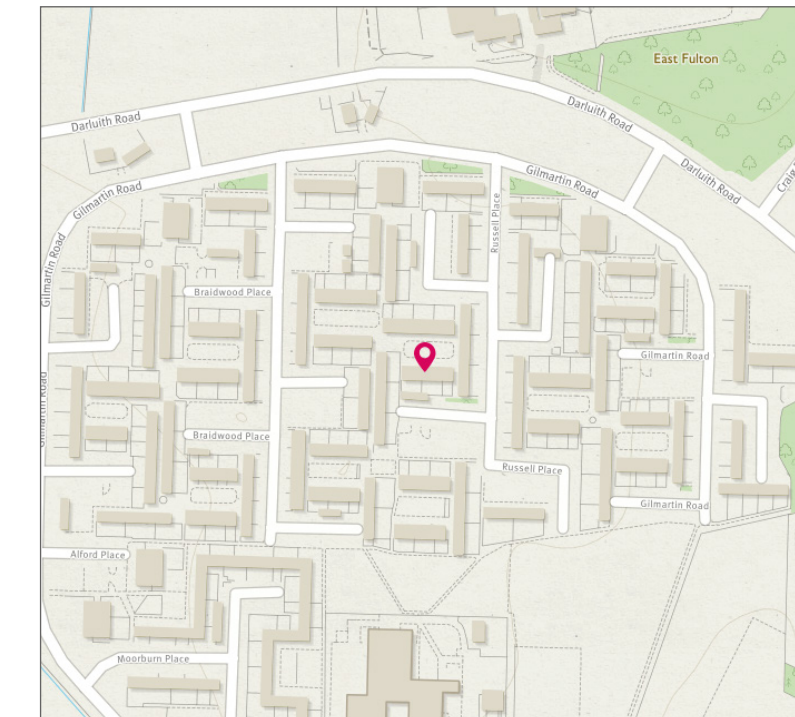


Image credit: <https://www.vladan-surveys.co.uk/tenants/>

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