



McEwan Fraser Legal

Solicitors & Estate Agents

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1 Semple Place

LINWOOD, RENFREWSHIRE, PA3 3RT

Linwood, Renfrewshire

1 Semple 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.



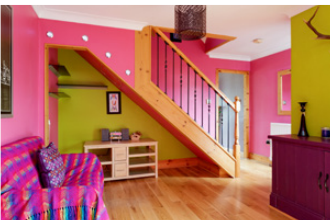
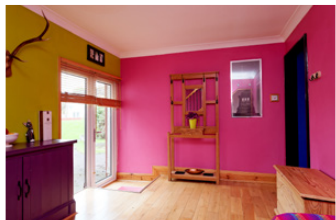


“...the large and impressive formal lounge is flooded with natural light from both windows - this zone has *the perfect ambience* in which to unwind after a hard day...”



1 Semple Place

A deceiving bright and spacious four bedroom end terraced villa, situated in a popular pocket of Linwood



Part Exchange available. We are delighted to introduce to the market this spacious four bedroom villa formed over two levels which would be the perfect acquisition for wide variety of purchaser(s) looking for their ideal home - especially a growing family. The current owners have designed the property well to maximise the natural available light to create a modern ambience. Room dimensions are generous and the accommodation has been arranged to offer flexibility

and individuality. Once inside discerning purchasers will be greeted with a first class specification.

Access to the property is from the driveway which provides off road parking - thereafter immediate entry into the fully modernised kitchen. The kitchen has been fitted to include a quality range of floor and wall mounted units with a striking work surface, creating a fashionable and efficient work-space.

There is plumbed space for a washing machine, cooker and free standing fridge freezer. An added bonus is the breakfast bar - this zone is popular when your breakfast is on the go. The large and impressive formal lounge is flooded with natural light from both windows - this zone has the perfect ambience in which to unwind after a hard day.

You will see from the photographs that the hallway which

separates the kitchen and lounge as well as the access to the first floor level - has been thoughtfully utilised as 'snug' area. This area could also be transformed into a 'dining hall' for more formal dining with friends and family, and the chef won't be too far away from the party. A set of French doors from this zone leads you to the grounds at the rear.

The upstairs accommodation comprises of four well

proportioned bedrooms. All of the bedrooms 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 contemporary, three piece family bathroom suite completes the impressive accommodation internally.

Externally the property benefits from private garden grounds. The ground at the side of the property is a real sun trap and is popular in summer months.

The property also features gas central heating and triple glazing, helping to ensure a warm, yet cost effective, living environment all year round.



Bedroom One



Bedroom Two



Bedroom Three



Bedrooms & Bathrooms



Property Specifications

Approximate Dimensions
(Taken from the widest point)

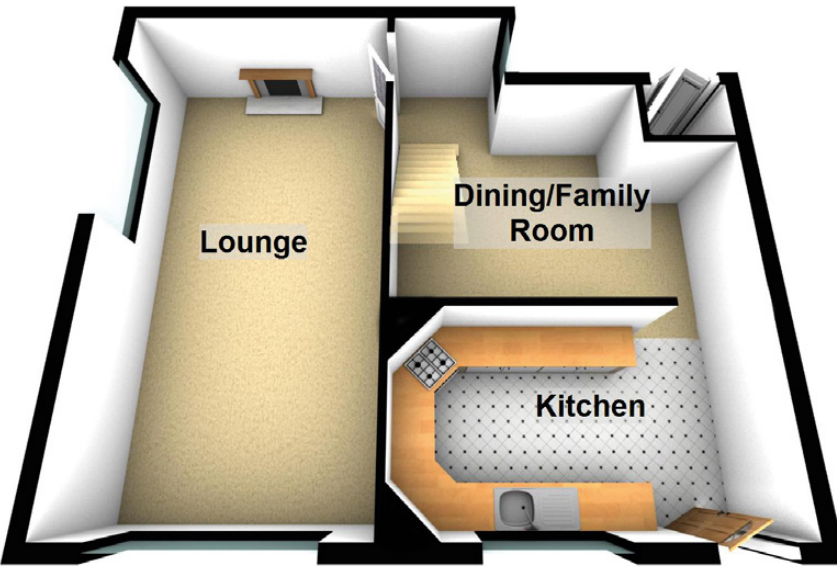
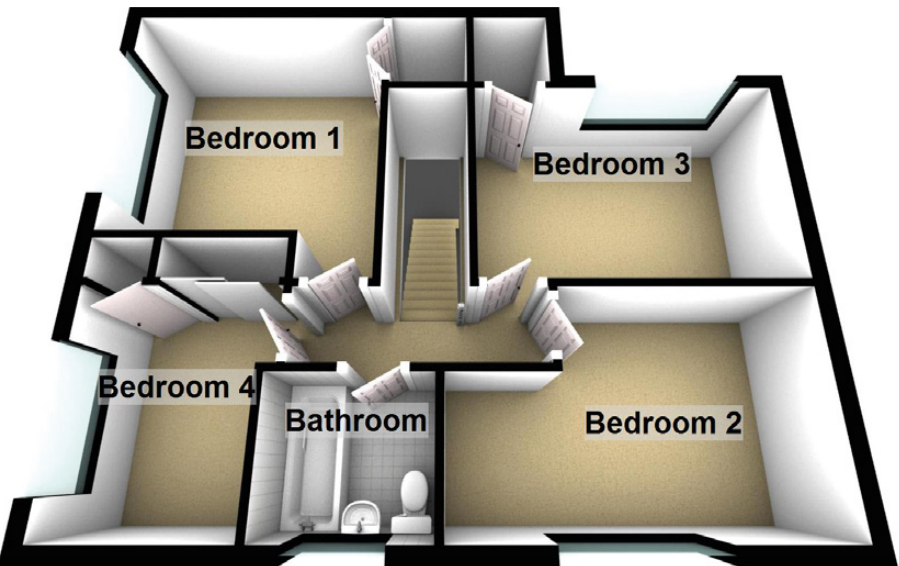
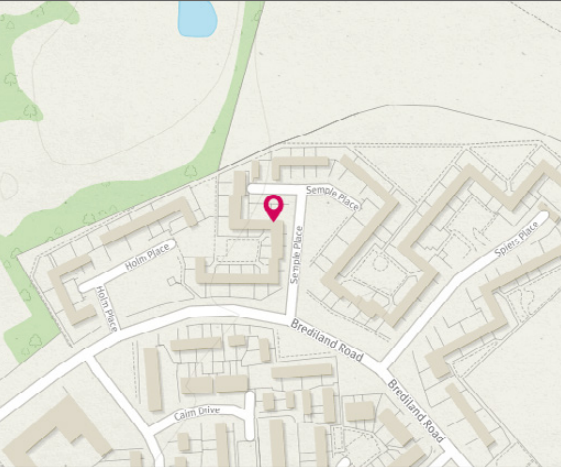
Lounge	6.60m (21'8") x 3.46m (11'4")
Kitchen	4.35m (14'3") x 2.46m (8'1")
Dining/Family Room	4.08m (13'5") x 2.00m (6'7")
Bedroom 1	3.83m (12'7") x 3.57m (11'9")
Bedroom 2	4.27m (14') x 2.73m (8'11")
Bedroom 3	3.88m (12'9") x 2.71m (8'11")
Bedroom 4	3.34m (10'11") x 2.11m (6'11")
Bathroom	1.89m (6'2") x 1.74m (5'9")

Gross internal floor area (m²) -106m²

EPC Rating - E

Extras
(Included in the sale)

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






McEwan Fraser Legal
 Solicitors & Estate Agents

Part
Exchange
Available



Text and description
DIANE KERR
 Surveyor



Professional photography
CRAIG DEMPSTER
 Photographer



Layout graphics and design
BEN DAYKIN
 Designer

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