



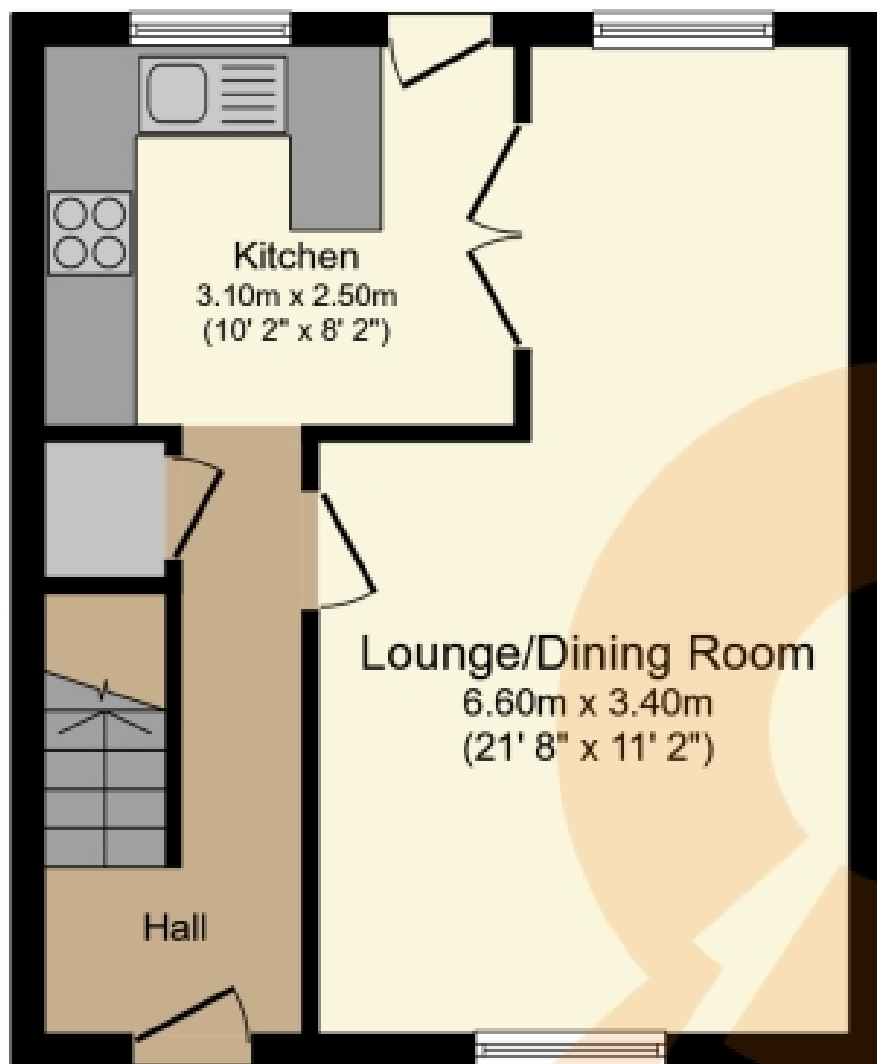
**41 Berwick Crescent, Linwood**

**Offers Over £115,000**



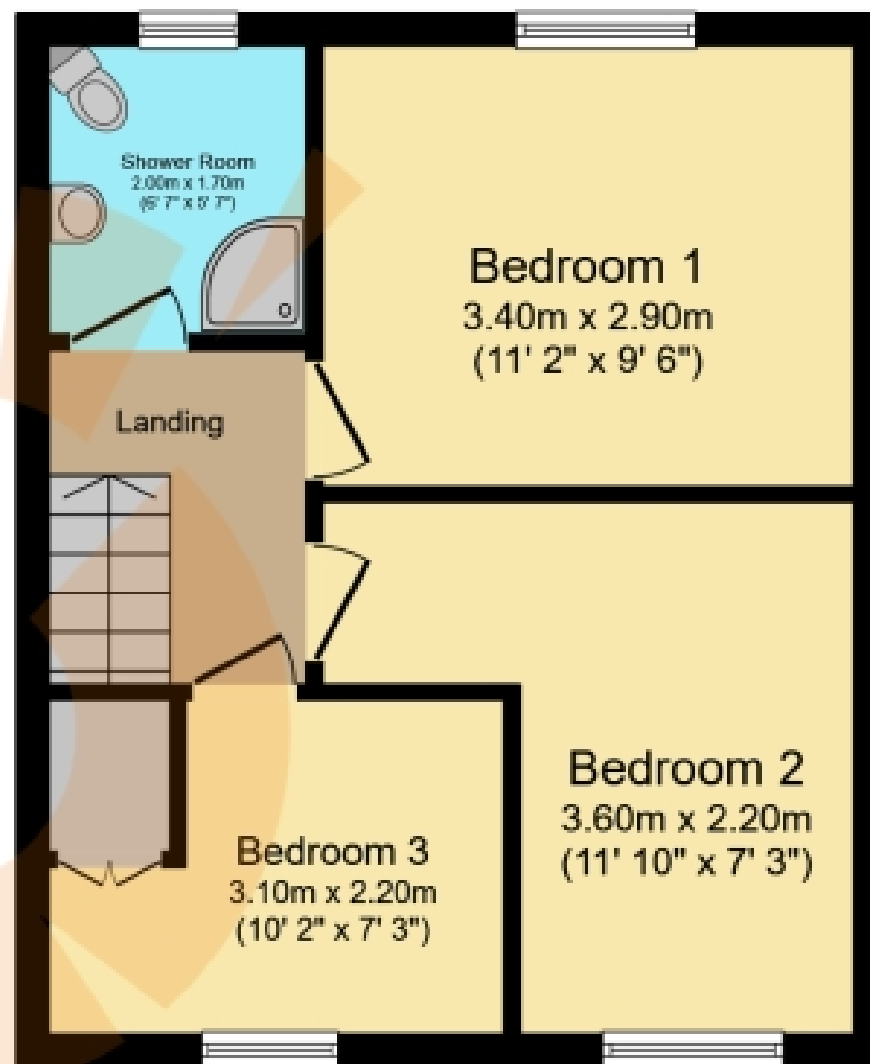






### Ground Floor

Floor area 34.5 m<sup>2</sup> (371 sq.ft.)



### First Floor

Floor area 34.5 m<sup>2</sup> (371 sq.ft.)

**TOTAL: 68.9 m<sup>2</sup> (742 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](http://www.Propertybox.io)

## THE PROPERTY

\* FABULOUS 3 BEDROOM END TERRACE HOME \* WELL APPOINTED FULLY FITTED KITCHEN \* GENEROUSLY PROPORTIONED FAMILY LOUNGE \* EASILY MAINTAINED PAVED REAR GARDEN \* VIEW IN PERSON OR ONLINE \* Please contact your personal estate agents, The Property Boom, for much more information and a copy of the home report.

Welcome to No. 41 Berwick Crescent, Linwood. This property is the ideal opportunity for first time buyers and professionals alike.

The exterior of the property is fully enclosed, and has been well maintained. There is a paved walk way leading to the front door and entry is via a PVC door with full length windows at either side, allowing natural light into the hallway. It has been tastefully decorated with neutral tones, which pair well with the hard wood effect flooring.

The hallway seamlessly connects you with both rooms on the ground floor. The generously proportioned family lounge shares the same neutral décor, and benefits from a dual aspect window formation, allowing plentiful sunlight into the room.

Completing the ground floor of the property, is a well appointed kitchen. It comprises of wall and base mounted cabinetry, and a granite effect work surface. It also features quality integrated appliances: a BOSCH Oven and Grill, gas stove with an extractor hood, and a stylish matt black sink. There is also space for free standing appliances.

On the first floor of the property, you will find three bedrooms. Bedroom three offers in built storage solutions. You will also find a fully tiled three piece shower room, comprising of a walk in shower, wash-hand basin encased within a vanity unit, and a w.c.

To the rear of the property is a fully enclosed garden. It is paved, making it easily maintainable, and the ideal space for dining alfresco on a warm summers' day or entertaining guests.

The property also benefits from gas central heating and double glazing throughout.

Ideally situated for local Primary and Secondary Schools... For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website.

Linwood has a great selection of amenities including shops, supermarkets, schools and transport services, plus the On-X sports centre with swimming pool is just a short walk from the property. Bus and rail links give regular access throughout the area into Paisley, 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.

This fabulous three-bedroom home will no doubt be very popular and therefore we would highly recommend an early viewing to avoid disappointment. 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. Thank you.

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