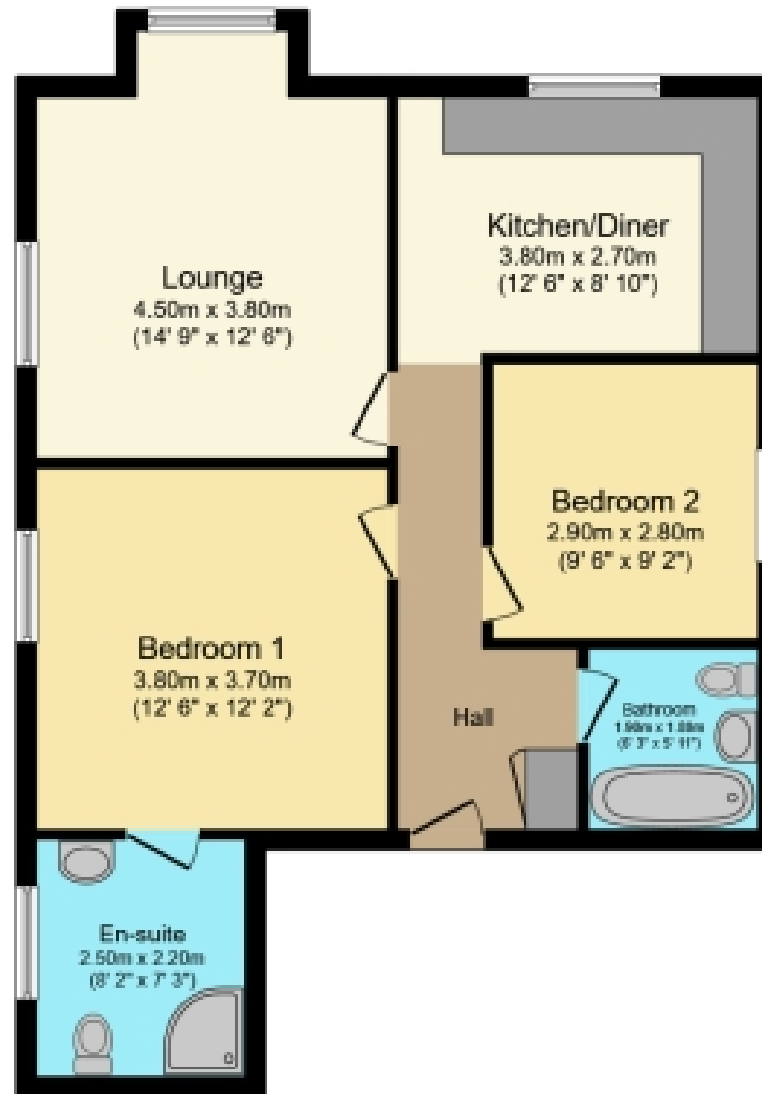




18 Loanhead Lane, Linwood

Offers Over £100,000





Floor Plan

Floor area 65.4 sq.m. (703 sq.ft.)

TOTAL: 65.4 sq.m. (703 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

THE PROPERTY

*SPACIOUS APARTMENT WITHIN TRADITIONAL B-LISTED BUILDING * IMPRESSIVE HEIGHT & DIMENSIONS THROUGHOUT * MODERN BATHROOM & EN-SUITE SHOWER ROOM * COMMUNAL GARDENS & SECURE DOOR ENTRY SYSTEM * PRIVATE PARKING SPACE * Please contact your personal estate agents, The Property Boom for much more information and a copy of the home report.

Situated in the ever-popular Linwood locale, Loanhead Lane offers a collection of unique flats within a charming B-Listed building. No.18 presents a fantastic opportunity for first-time buyers or those looking to downsize, with convenient access to a host of local amenities, public transport links, and leisure facilities.

A secure door entry provides access to the apartment, where you're welcomed into a warm and inviting reception hallway that leads to all rooms within No.18. The impressive family lounge, decorated in soft tones, boasts soaring ceilings and generous proportions, creating a perfect space to relax. The room is further enhanced by a decorative fireplace and a cozy window seat.

The well-appointed dining kitchen features a range of white wall and base units, complimented by oak-effect worktops and an integrated four-ring gas cooker and oven. There is ample space for freestanding appliances and a designated dining area for enjoying meals.

The apartment includes two spacious double bedrooms, with Bedroom One offering the added luxury of an en-suite shower room. A contemporary three-piece bathroom completes the interior, featuring a bathtub with overhead shower, W.C., and a wash hand basin set within a stylish vanity unit.

To the rear of the property, a large communal garden lined with mature trees and shrubbery provides a peaceful outdoor space. Additionally, the apartment comes with a private parking space in the resident's car park.

This charming character property is located just a short drive from Paisley town centre and around 20 minutes from Glasgow. Residents also benefit from easy access to the M8 motorway, making commuting to Glasgow and beyond straightforward. Public transport is reliable, with regular bus services connecting Linwood to nearby towns and cities.

The area is well-served by local amenities, including supermarkets, health centres, and leisure facilities like the On-X Linwood Sports Centre, which features a swimming pool, gym, and various sports courts. Shopping options abound with the Phoenix Retail Park nearby, home to major retailers, restaurants, and a cinema, ensuring that all your shopping and entertainment needs are met without venturing far from home. Linwood offers a comfortable, well-connected lifestyle with all the essentials close at hand.

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.

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THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

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