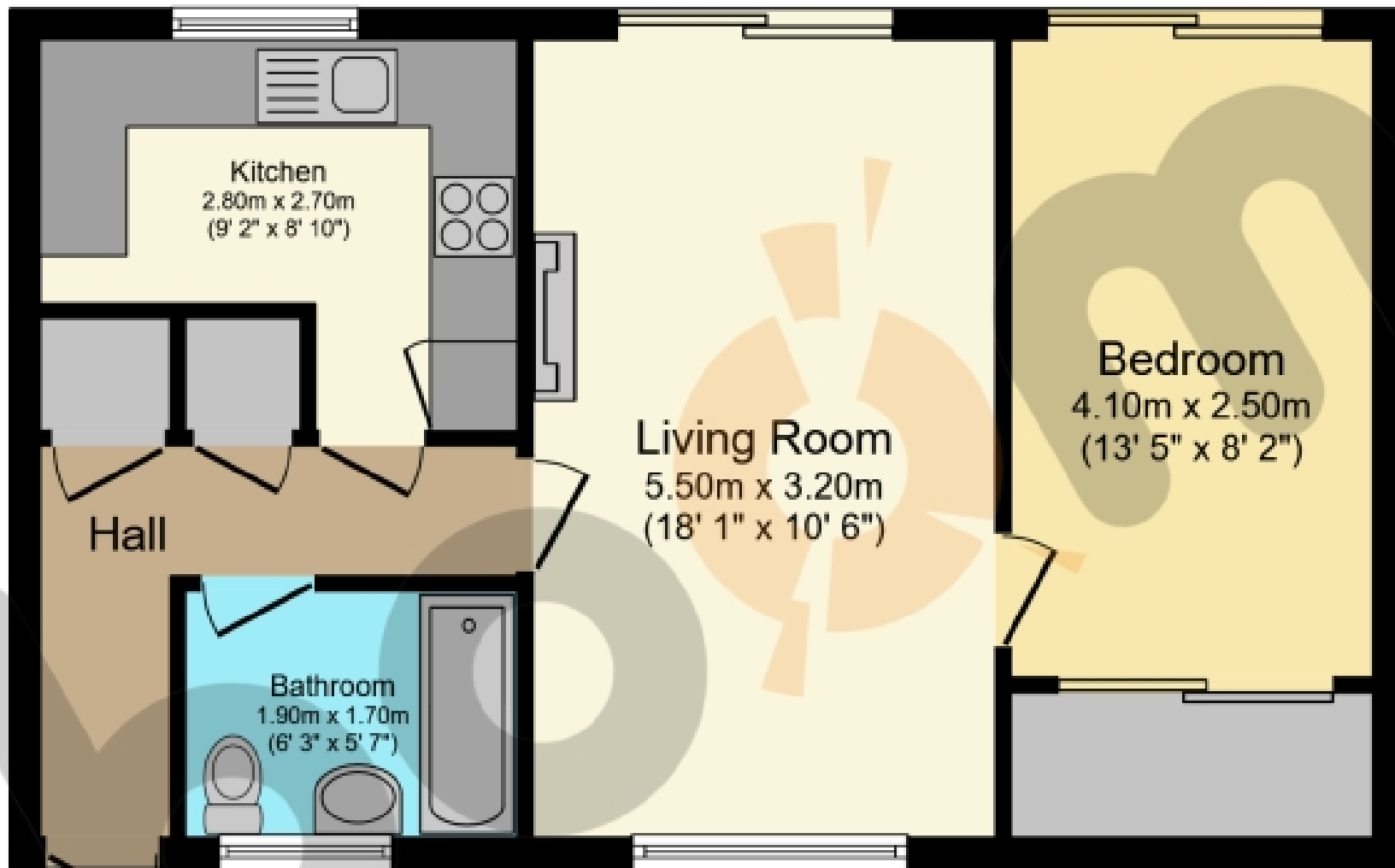




**135 Clippens Road, Linwood**

**Offers Over £50,000**





## Floor Plan

Floor area 50.6 m<sup>2</sup> (544 sq.ft.)

**TOTAL: 50.6 m<sup>2</sup> (544 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

**\*\* CHARMING GROUND FLOOR APARTMENT \*\* PRIVATE REAR GARDEN / FRONT GARDEN \*\* SPACIOUS LOUNGE / PATIO DOORS \*\*** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 135 Clippens Road, Linwood. This property is a charming ground floor apartment, and is ideally positioned for a host of local amenities, and transport links, making this the ideal first time purchase, or perfect for those considering downsizing.

Entering the property, you are presented with a welcoming entrance hallway, seamlessly connecting you with the lounge, bathroom and kitchen. The spacious family lounge is stylishly decorated with soft neutral tones, and has masses of natural light pouring in through the dual aspect window formation. There is a patio door, giving access to the private rear door.

Moving into the kitchen, you will find wall and based mounted cabinetry, offering plenty of work and storage space. There is also space for free standing appliances and our clients have advised that the washing machine and fridge freezer can be included.

The three piece bathroom has wall tiles, and comprises of a bath, w.c. and a wash hand basin.

Completing the property internally is a spacious double bedroom, which has the added benefit of in built storage solutions in the form of sliding mirrored wardrobes. Externally, the property features its own private rear garden, which has a paved area, the ideal space for dining alfresco on a warm summers' day. There is also a private front garden space.

The property further benefits from gas central heating and double glazing throughout. It also has masses of storage space with 2 cupboards in the hallway and 1 in the kitchen. There is further storage outside by the front door. Items of furniture can also be included with the sale if required and further to negotiation.

Clippens Rod is in a quiet neighbourhood within Linwood and offers a wealth of local amenities, including shops, excellent transport links, and quality schooling. With easy access to both the M8 and A737, you are well-connected to Glasgow City Centre, Glasgow Airport, Paisley, and Ayrshire. Additionally, there is a sports centre within walking distance, nearby is the Phoenix Retail Park and Intu Braehead provide a wide range of retail and leisure options. This property is a perfect choice for families seeking a well-located and beautifully maintained home.

Viewing by appointment – please contact The Property Boom to arrange a viewing. 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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