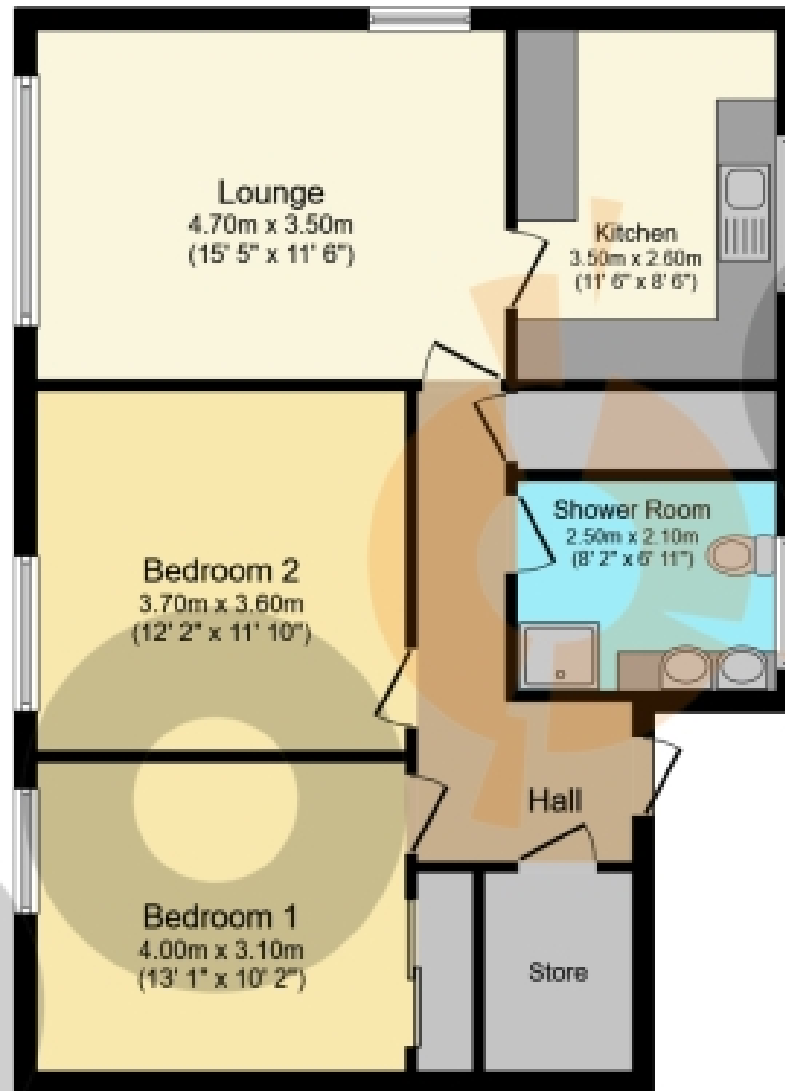




4 Melrose Avenue, Linwood

Offers Over £69,995





Floor Plan

Floor area 71.5 m² (769 sq.ft.)

TOTAL: 71.5 m² (769 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

**** FANTASTIC FIRST-TIME PURCHASE ** RECENTLY INSTALLED KITCHEN & BATHROOM ** SHORT DRIVE TO POPULAR PHOENIX RETAIL PARK ** GENEROUS DIMENSIONS ****. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Welcome to No. 4 Melrose Avenue and this fabulous, first floor apartment set within the popular locale. Due to its contemporary décor, generous dimensions and competitive asking price, this property is sure to appeal to a wide range of purchasers to include first-time buyers, buy-to-let investors, and professionals alike.

Externally, there is plentiful visitor and residents parking. Entering the property itself, you are presented with a welcoming entrance hallway, seamlessly connecting you with all rooms.

The lounge is spacious in size, with masses of natural light pouring in through the dual-aspect windows. Stylish neutral décor can be found throughout, to include contemporary wall coverings and wood-effect flooring.

The high-specification kitchen has been recently installed, featuring a host of white high-gloss wall and base mounted cabinetry, with contrasting butcher-block effect countertops. Integrated appliances include a 4-ring electric hob, electric oven/grill, extractor hood, and there is a free-standing American style fridge/freezer which will also be included within the sale.

Within the home you will find two generously proportioned double bedrooms, with Bedroom One having the added benefit of built-in storage solutions. Completing the internal accommodation is the recently installed, ultra-modern shower room comprising of a walk in shower cubicle, w.c. and a double wash hand basin encased within a stylish vanity unit.

Linwood offers a wealth of local amenities, including shops, excellent transport links, and quality schooling. With easy access to the 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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