



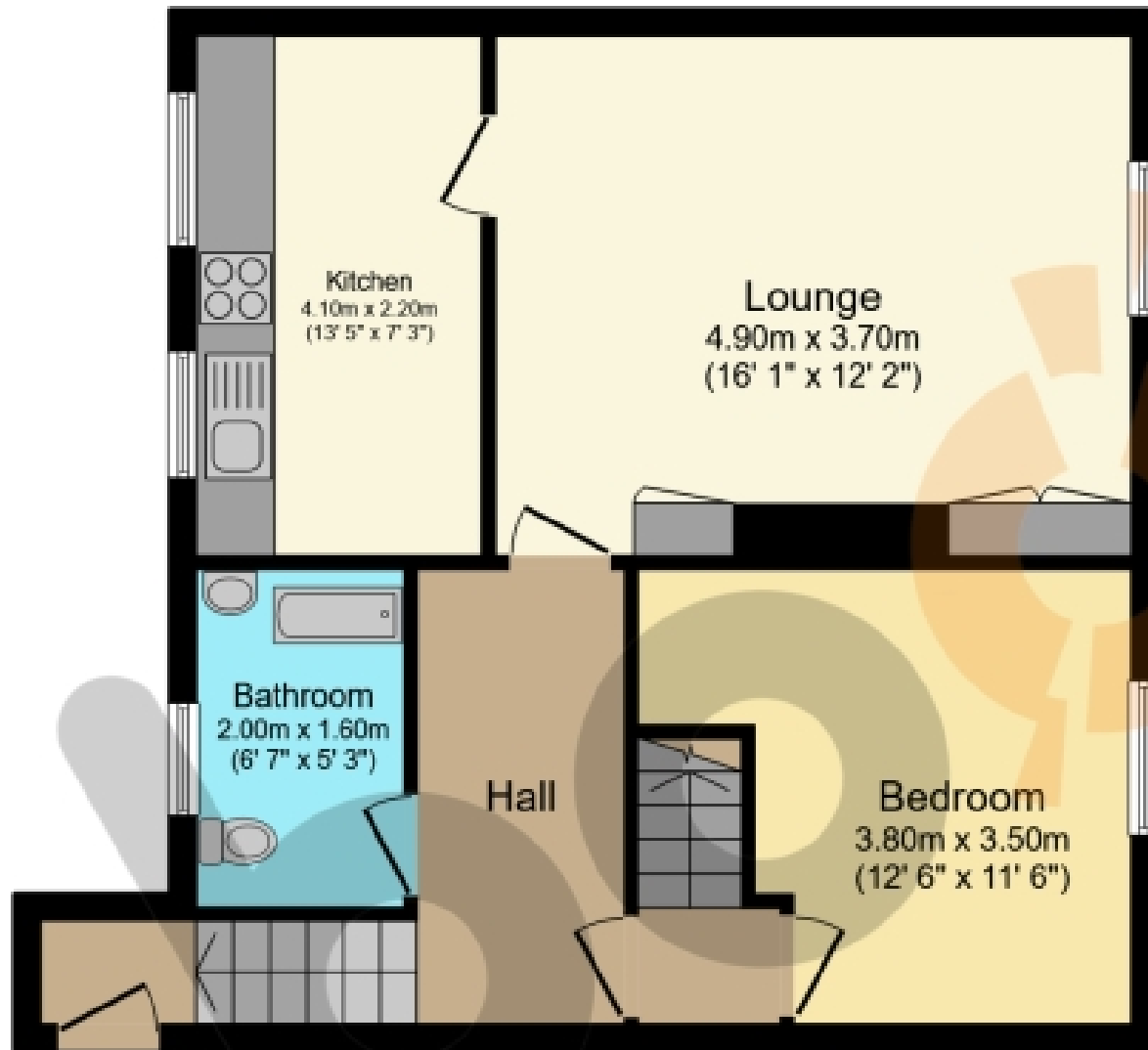
**40 Allands Avenue, Inchinnan**

**Offers Over £89,995**



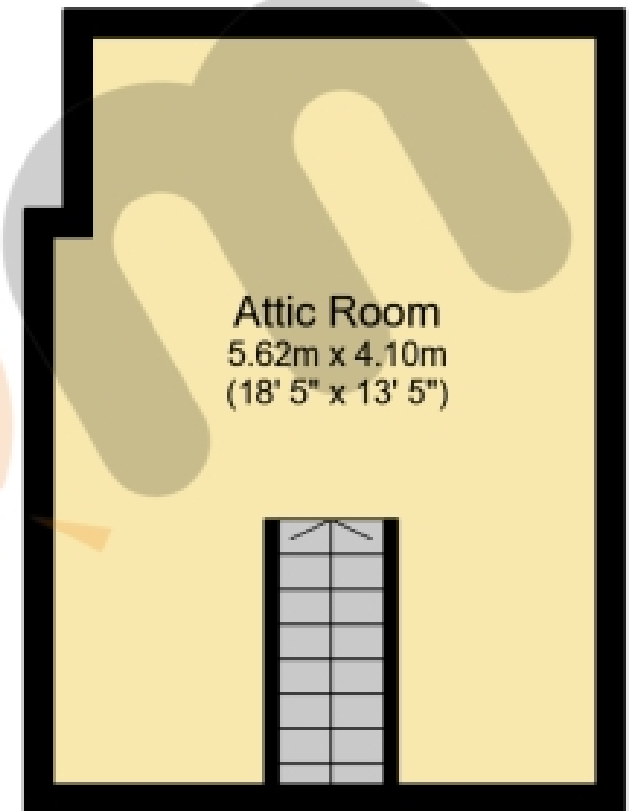






### Ground Floor

Floor area 55.7 m<sup>2</sup> (599 sq.ft.)



### First Floor

Floor area 22.6 m<sup>2</sup> (243 sq.ft.)

**TOTAL: 78.3 m<sup>2</sup> (842 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

**\*SPACIOUS FLAT WITH SUBSTANTIAL FLOORED LOFT \* CHARMING COUNTRYSIDE VIEWS \* PRIVATE FULLY ENCLOSED REAR GARDEN \* PERFECT FOR COMMUTES TO RENFREW, PAISLEY & GLASGOW \*** 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 Inchinnan locale, No.40 Allands Avenue presents a fantastic upper cottage flat offering spacious accommodation. The property is conveniently situated for easy access to Renfrew, Paisley and Glasgow making for a fabulous first-time purchase or buy to let investment.

Private entrance and staircase invites you into No.40, where a welcoming reception hallway provides access to all rooms within the home. The spacious family lounge is decorated in neutral tones and further complimented by picturesque countryside views.

The kitchen is fitted with stylish wall and base mounted cabinetry paired with granite effect worktops for an efficient workspace. The kitchen further benefits from space for freestanding appliances where desired.

Within No.40 has a generously proportioned double bedroom with a fixed staircase leading to the substantial floored loft space, offering flexible uses subject to appropriate consents. Completing the home internally is a contemporary three-piece bathroom, comprising of bathtub with overhead shower, W.C. and wash hand basin.

To the rear is an extensive and fully enclosed private garden, with a large lawn section and sociable decking area; perfect for children & pets

Enjoy the efficient gas central heating system and double glazing that provides a lovely warmth throughout the home.

One of the significant benefits of living in Inchinnan is its excellent location. Just a short drive from Renfrew, Paisley, and Glasgow, providing residents with easy access to a wide range of amenities, employment opportunities, and cultural attractions. Whether you're commuting to work or seeking entertainment, Inchinnan's connectivity makes life easier.

Braehead is just a short distance away, offering a fantastic mix of retail and leisure activities for all ages. For commuters, the M8 network is right on your doorstep, ensuring easy travel. Plus, Glasgow Airport is conveniently close, making both domestic and international travel a breeze.

For a closer look, don't miss the HD Boom Video Tour available. Discover more about this delightful extended lower cottage flat by watching the tour today!

Viewing by appointment – please contact The Property Boom to arrange a viewing or to discuss the reservation process. 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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