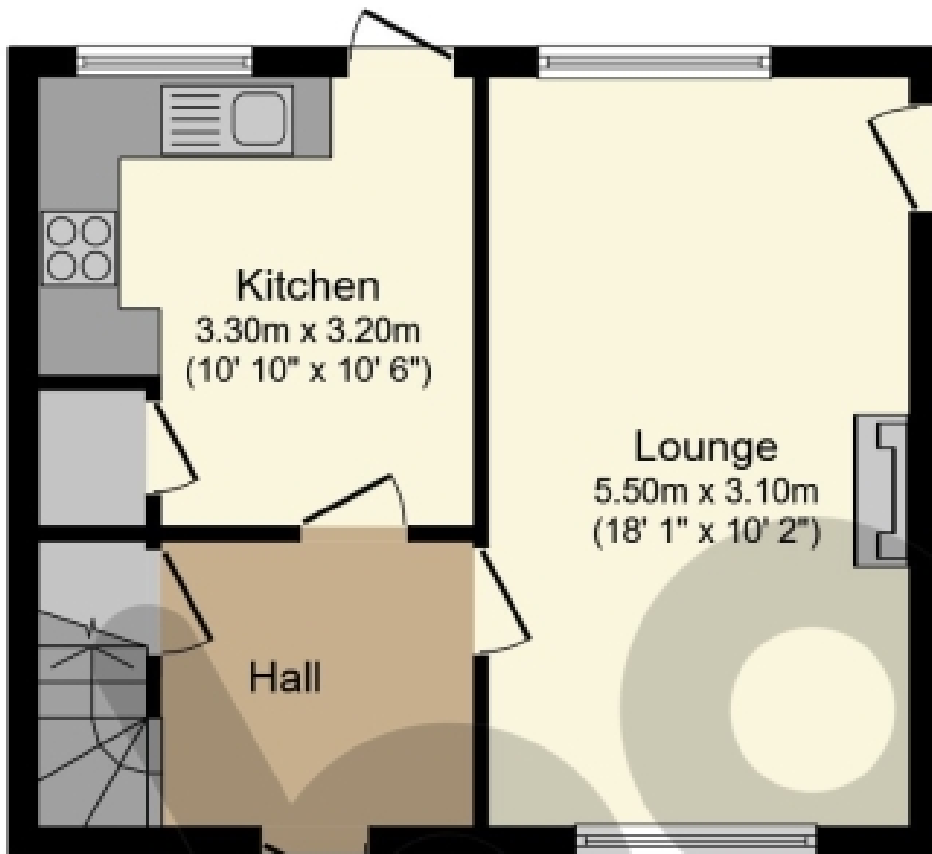




**26 Merchiston Avenue, Linwood**

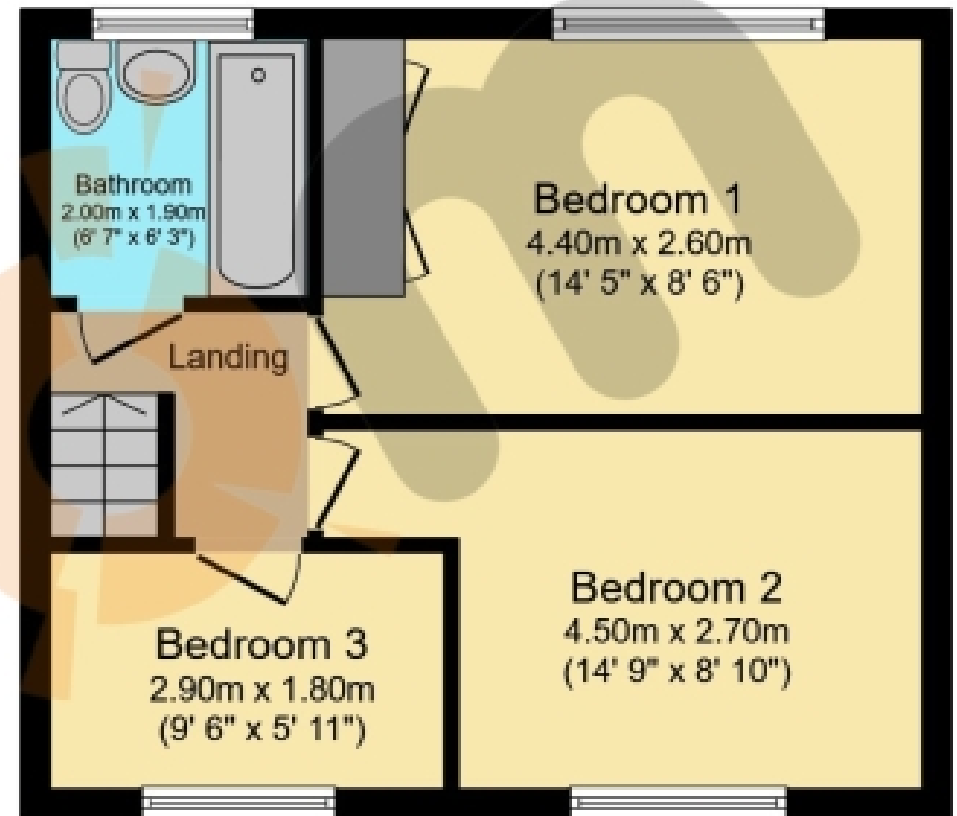
**Offers Over £109,995**





### Ground Floor

Floor area 35.2 m<sup>2</sup> (379 sq.ft.)



### First Floor

Floor area 35.2 m<sup>2</sup> (379 sq.ft.)

**TOTAL: 70.4 m<sup>2</sup> (758 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

**\*\* FANTASTIC FIRST-TIME PURCHASE / FAMILY ACCOMMODATION \*\* NEUTRAL DÉCOR THROUGHOUT \*\* SHORT DRIVE TO LOCAL AMENITIES \*\***. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 26 Merchiston Avenue, and this charming mid terrace home set in the popular Linwood locale. Due to its fabulously affordable asking price and many desirable features, this property is sure to appeal to a wide range of purchasers to include first-time buyers, growing families, and professionals alike.

Access to the property is via a tasteful UPVC door and in turn to the welcoming entrance hallway, leading you in the first instance to the spacious family lounge which has been tastefully decorated with soft, neutral tones. The lounge is awash with natural sunlight, thanks to the dual-aspect window formations.

The kitchen is well-appointed, featuring a range of wall and base mounted units with contrasting countertops. There is plenty of space for free-standing appliances where desired, and an in-built cupboard provides further storage solutions.

Climbing the carpeted staircase with timber handrail to the first floor, you'll find two generously proportioned bedrooms with an additional box room, offering the perfect space for working from home or however you see fit. Completing the home internally is the three-piece bathroom suite comprising of shower-over-bath with glass screen, w.c. and wash-hand basin.

The rear garden is extremely low maintenance, comprising of synthetic lawn for minimal upkeep. This space is fully enclosed, creating a safe and secure environment for children and pets like.

The property further benefits from gas-central heating and double glazing throughout, providing the entire home with a delightful warmth during the colder months.

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 â?? 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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**www.thepropertyboom.com**  
**Head Office : 31 Braehead, Beith, KA15 1EG**  
**Tel: 0333 900 9089 / Email: smile@thepropertyboom.com**