



**76 Stirling Drive, Linwood**

**Offers Over £139,995**







**Ground Floor**



**First Floor**

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

## THE PROPERTY

**\*\* NEW COMPETITIVE ASKING PRICE \*\* FRESHLY DECORATED \*\* NEWLY FITTED CARPETS \*\* FANTASTIC FIRST-TIME PURCHASE \*\* MODERN KITCHEN & BATHROOM \*\* CLOSE TO A HOST OF LOCAL AMENITIES & TRANSPORT LINKS \*\***. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

No. 76 Stirling Drive presents an exceptional opportunity for families, ideally located close to excellent local amenities and within the sought-after St. Benedict's catchment area. The property enjoys a prime position in Linwood, offering convenient access to a variety of shopping facilities, as well as reliable bus links to nearby train stations and Glasgow city centre.

Externally, there is a low maintenance front garden, which is predominantly laid to lawn with a large sociable decking area, surrounded by mature shrubbery for added privacy.

Upon entering the property via the welcoming reception hallway, you'll gain access in the first instance to the lounge which benefits from a dual-aspect window formation, allowing an abundance of natural light to fill the room. Its proximity to the kitchen makes it a practical and inviting space for both relaxation and entertaining.

The contemporary kitchen showcases sleek, hi-gloss white wall and base units, providing ample integrated storage. The butcher-block effect countertops offer a striking contrast and add both elegance and functionality. The kitchen is fully equipped with integrated appliances, including a double oven, hob, extractor fan, and dishwasher.

Ascending to the first floor, you will find three generously sized bedrooms and a modern family bathroom. Each bedroom comfortably accommodates a double bed, with bedrooms two and three benefiting from built-in storage. The pristine bathroom features a WC, a wash hand basin, and a bath with an overhead shower.

To the rear of the property lies a low-maintenance garden, complete with a patio area, lawn, and additional garden storage, perfect for enjoying outdoor living with ease.

This property is Wimpey No Fines In Situ Concrete construction. Mortgage availability may vary between lenders, and buyers are advised to check suitability with their chosen provider.

Ideally located in Linwood with the fantastic cycle track and road connections on your doorstep, keeping you close to Johnstone & Paisley which offer a great selection of local amenities including shops, eateries, supermarkets and transport services. Bus and rail links give regular access throughout the area into Glasgow and further afield. The M8 motorway network is within a few miles and provides additional links to Glasgow Airport, Braehead Shopping Centre and Glasgow City Centre. For detailed information on the great local primary and secondary schools within walking distance and independent schooling, please use The Property Boom's school catchment and performance tool on our website.

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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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