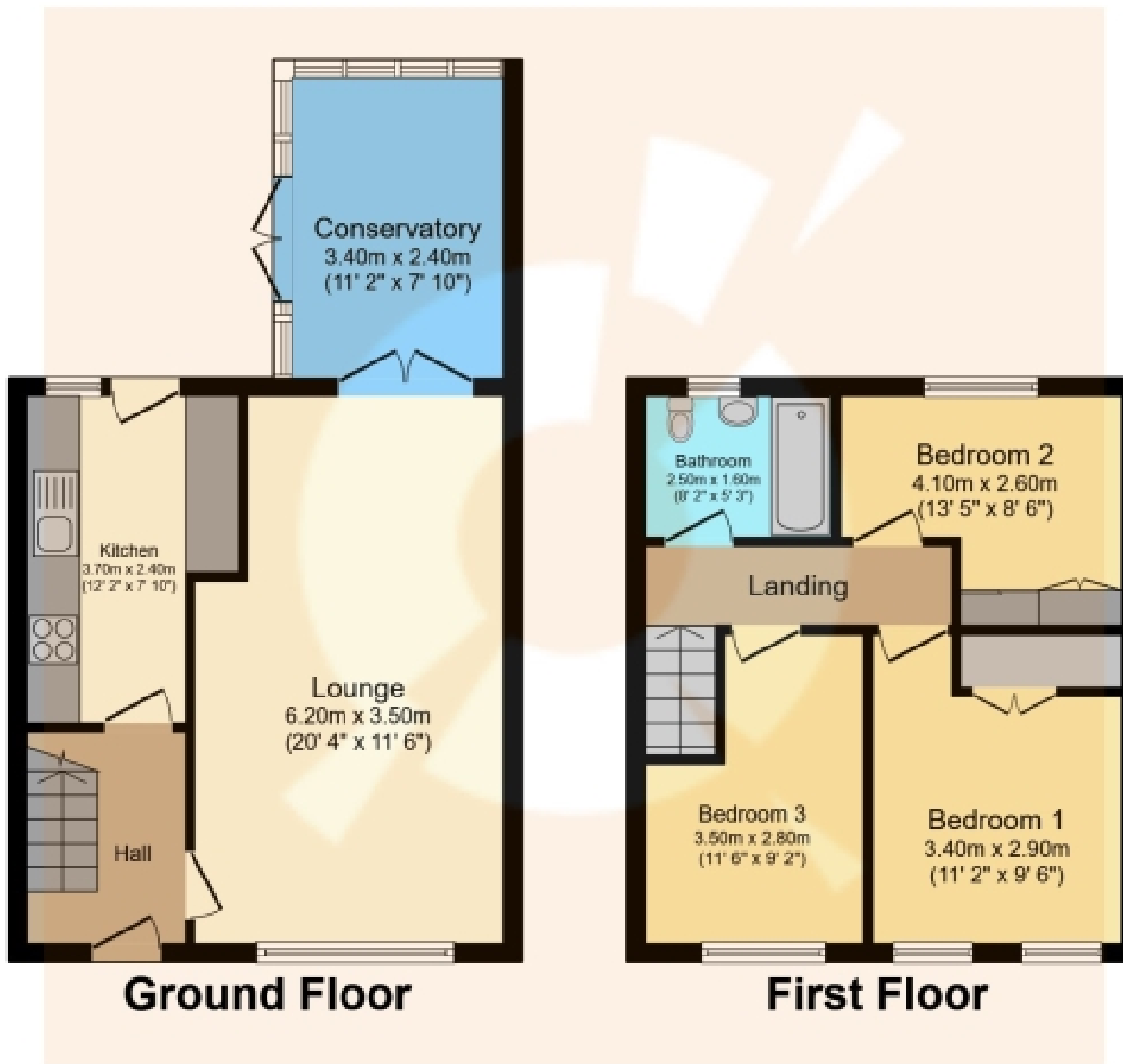




41 Atholl Place, Linwood

Offers Over £125,000





Ground Floor

First Floor

Total floor area 75.6 sq.m. (814 sq.ft.) approx

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

THE PROPERTY

**** TRUE WALK-IN & START LIVING CONDITION ** CHARMING CONSERVATORY ** MODERN FITTED KITCHEN & BATHROOM ** MULTI-CAR DRIVEWAY ** LOW-MAINTENANCE REAR GARDEN ****. View in Person or Online. Please contact your personal estate agents, The Property Boom for much more information and a copy of the Home Report.

No. 41 Atholl Place is a stunning terraced home which is sure to appeal to a wide range of discerning purchasers to include first-time buyers, growing families, or professionals alike. This fabulous property has been presented to the market in immaculate condition, is set within the ever-popular Linwood locale, and is just a short drive to a host of local amenities, transport links and the ON-X leisure centre.

To the front of the property is a monobloc multi-car driveway with decorative stone chips, offering minimal upkeep as well as providing safe off-street parking. Upon entering, you are welcomed through the bright and airy reception hallway which has been tastefully decorated with neutral tones and quality wood effect flooring which flows seamlessly into the lounge.

The family lounge is an inviting space which is flooded with natural sunlight, thanks to the dual-aspect window formations. With spacious dimensions, there is plenty of room for the family to relax and spend time together. Off the lounge is a charming rear facing conservatory offering a versatile space for a multitude of uses such as dining room, home office or however you see fit.

The contemporary fitted kitchen is extremely bright and airy and has been fitted with an array of sleek white high-gloss wall and base mounted cabinets with contrasting countertops. Integrated appliances include a child-friendly induction hob with extractor hood, electric oven/grill, dishwasher, composite sink with modern mixer tap and there is ample space for freestanding appliances where desired.

On to the upper level are three generously proportioned double bedrooms with Bedrooms One and Two boasting sliding mirrored wardrobes for additional storage. Completing No. 41 internally is an ultra-modern three-piece family bathroom, comprising of bathtub with overhead rainfall shower, W.C., and wash hand basin. Chic fixtures and fittings can be found throughout to include a chrome waterfall tap and wall mounted heated towel rail.

To the rear is a fabulously low maintenance garden space, designed with practicality in mind with a combination of decorative stone chips and a sociable decking area – perfect for outdoor entertaining/dining alfresco. The garden is fully enclosed, providing a secure and private space for children and pets alike.

The property further benefits from gas-central heating and double glazing, providing each room with a lovely warmth all year round. Ideally situated for local Primary and Secondary Schools... For detailed information on schooling, please use The Property Boom's school catchment and performance tool on our website. Linwood has a great selection of amenities including shops, supermarkets, schools and transport services, plus the On-X sports centre with swimming pool is just a short walk from the property. Bus and rail links give regular access throughout the area into Paisley, 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.

This fantastic home will no doubt be very popular and therefore we would highly recommend an early viewing to avoid disappointment. 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. Thank you. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

www.thepropertyboom.com
70 West Regent Street, Glasgow, G2 2QZ
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com