



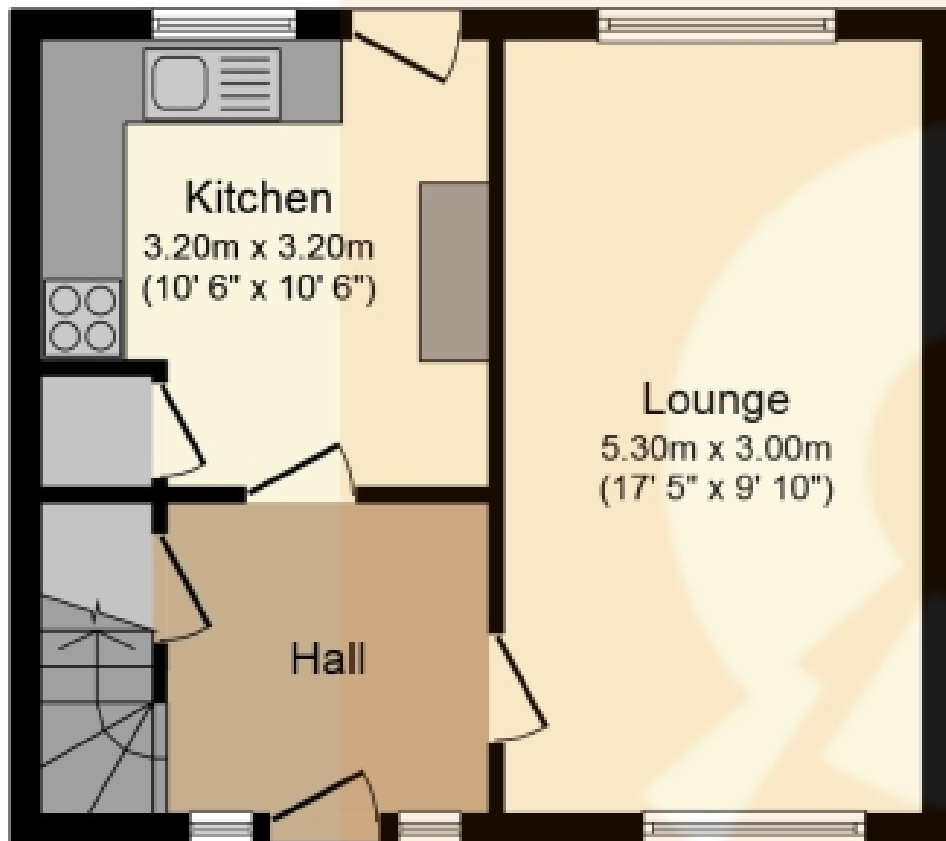
**19 Killin Drive, Linwood**

**Offers Over £95,000**

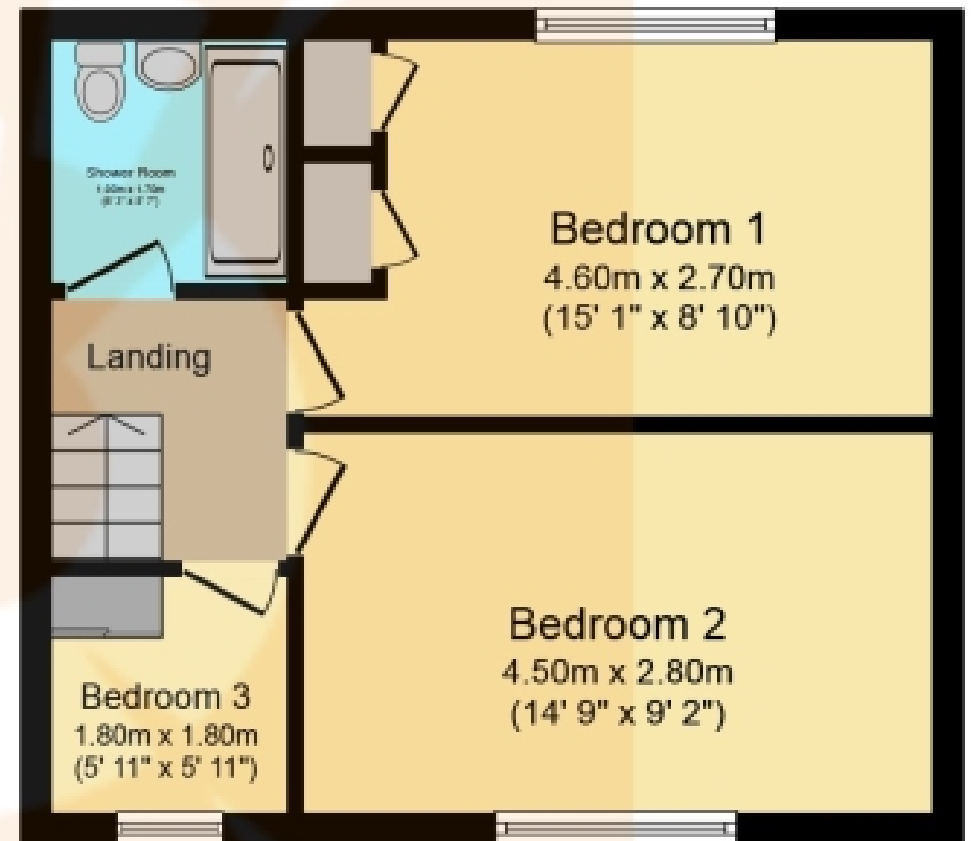








**Ground Floor**



**First Floor**

Total floor area 69.7 sq.m. (750 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

**\*\* FABULOUS FIRST-TIME PURCHASE \*\* TWO BEDROOMS & BOX ROOM \*\* FRESHLY DECORATED \*\* NEWLY FITTED CARPETS \*\* GENEROUS DIMENSIONS \*\* LOW MAINTENANCE GARDENS \*\***. Please contact your personal estate agent, The Property Boom for much more information and a copy of the Home Report. Welcome to No. 19 Killin Drive – a fabulously affordable, mid-terraced home nestled within the ever-popular Linwood locale. The property comes to the market with no onward chain, making it an ideal choice for first-time buyers or professionals alike.

Externally, the low maintenance front garden is fully enclosed and comprises of decorative stone chips and a paved walkway which leads you via the UPVC front door and in turn to the welcoming reception hallway. The entrance itself is flooded with natural sunlight, setting the tone for the rest of the home.

The family lounge boasts impressive dimensions and is adorned with neutral décor and newly fitted carpets, creating a comfortable living space for relaxation and entertaining. The well-appointed kitchen features an array of oak-effect wall and base mounted units paired with contrasting granite-effect worktops, creating an efficient workspace. There is ample space for free-standing appliances, alongside a pantry style in-built cupboard – offering excellent storage solutions.

Ascending to the upper level, you'll find two generously proportioned double bedrooms, with Bedroom One featuring excellent in-built storage for added convenience. Additionally, there is a box room perfect for storage needs, ensuring ample space for belongings. Completing the property is a bright and airy shower room, comprising a W.C., wash hand basin, and a walk-in shower stall.

To the rear of the property, a well-maintained and fully enclosed garden space awaits. Featuring a manicured lawn section and a sociable patio area, perfect for children and pets alike.

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. 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.

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.

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](http://www.thepropertyboom.com)  
70 West Regent Street, Glasgow, G2 2QZ  
Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)