



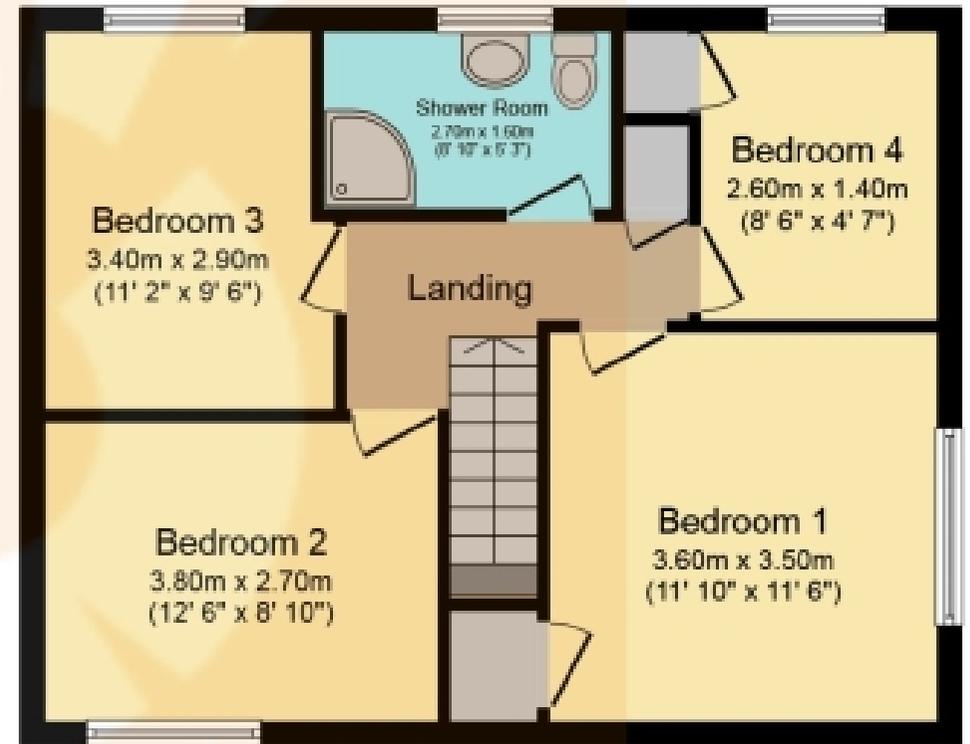
**23 Atholl Place, Linwood, Paisley**

**Offers Over £167,000**





**Ground Floor**



**First Floor**

Total floor area 100.4 sq.m. (1,080 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

**\*\* CONTEMPORARY FAMILY HOME OCCUPYING SUBSTANTIAL CORNER PLOT \*\* PRESENTED IN WALK-IN CONDITION \*\* GENEROUS DIMENSIONS THROUGHOUT \*\* METICULOUSLY UPGRADED \*\*** Please contact your personal estate agent, The Property Boom for much more information and a copy of the home report.

Welcome to No.23 Atholl Place, a stunning terraced home offering spacious and stylish family accommodation presented in true walk-in condition. The home is located within the ever-popular Linwood locale and just a short walk from the local leisure centre, schools and amenities making for the perfect family accommodation.

Plentiful off-street parking is available to the front for both residents and visitors with a paved walkway leading to the front entrance. Upon entering you're welcomed through a bright & tasteful hallway which sets the tone for the property within.

The family lounge boasts generous dimensions complimented by stylish décor and an abundance of natural light through the chic French doors that open onto the patio; perfect for entertaining during the summer months.

Off the lounge is a fabulous dining area offering flexible living space for a multitude of uses, currently used as a playroom it also offers the perfect home office space. The well-appointed kitchen holds an array of white wall and base mounted units paired with dark oak effect worktops for a stylish and efficient workspace. The kitchen further benefits from an integrated five-ring gas cooker, oven and fridge freezer alongside space for freestanding appliances where desired.

Into the upper level are four generously proportioned bedrooms offering spacious and adaptable living spaces. Completing the property internally is an ultra-modern four-piece family bathroom comprising of bathtub, walk-in shower cubicle, W.C. and wash hand basin alongside chic chrome fixtures and fittings to include a chrome waterfall mixer tap, rainfall shower and LED mirror.

The substantial rear garden has been lovingly maintained and offers a low-maintenance and fully enclosed space for the entire family to enjoy. The garden comprises of a sociable patio area, synthetic lawn section and decorative gravel drying that wraps around the entire property with gated access to communal playing fields; perfect 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.

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