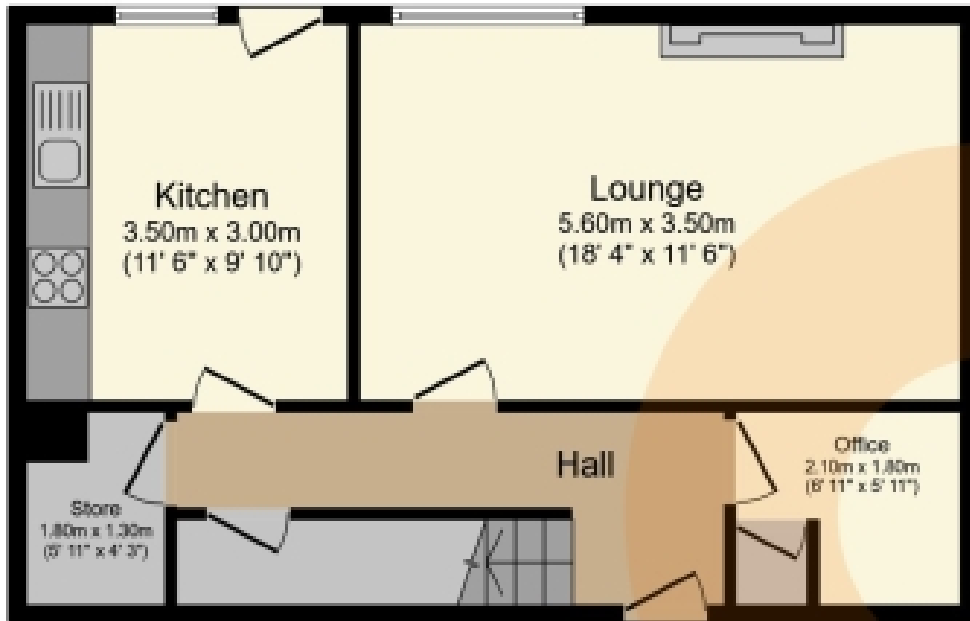




23 Edmiston Drive, Linwood

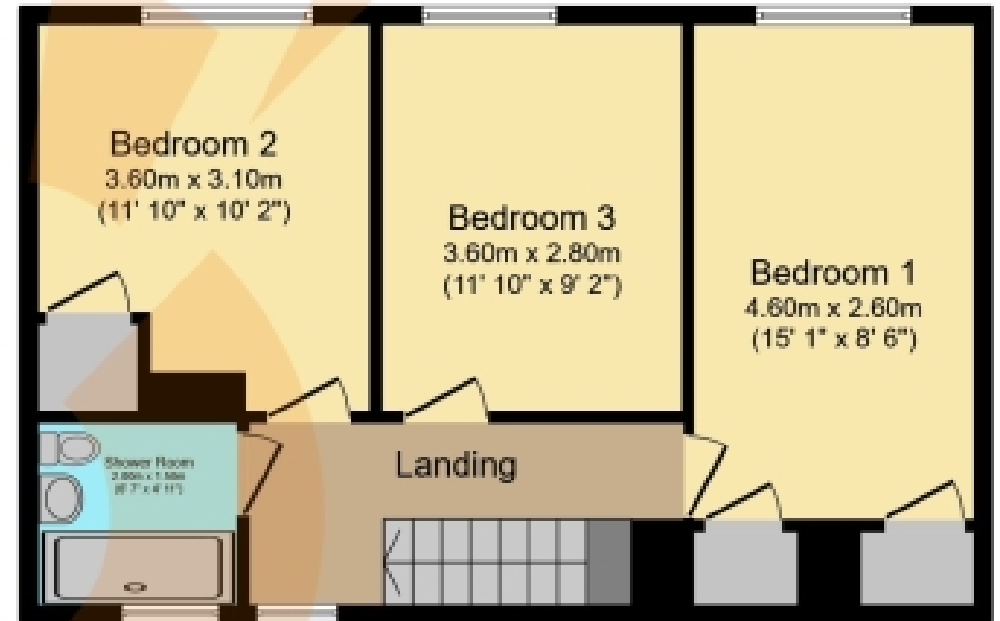
Offers Over £135,000





Ground Floor

Floor area 47.0 m² (506 sq.ft.)



First Floor

Floor area 47.1 m² (507 sq.ft.)

TOTAL: 94.0 m² (1,012 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

THE PROPERTY

Welcome to No. 23 Edmiston Drive, Linwood. This spacious family home is ideally situated in the popular Linwood locale, close to a host of local amenities and public transport links. Only a short drive to the popular ON-X Linwood sports centre, as well as various schooling options, this property is perfectly located for the whole family.

Externally to the front, the garden is predominantly laid to lawn with a slabbed pathway leading to the front door. Boasting generous dimensions, the spacious family lounge benefits from a large, double-glazed window formation which allows an abundance of natural light to fill the room.

The well-equipped kitchen boasts ample storage with a variety of wall and base mounted units. Integrated appliances include a 4-ring electric hob, electric oven/grill, extractor hood alongside plenty of space for a free-standing washing machine, fridge/freezer and tumble dryer. Additionally, there is plenty of space for a dining table and chairs, making this the perfect spot to enjoy mealtimes.

Completing the ground level is another useable space which could be easily utilised as a home office/study.

Climbing the staircase to the first floor, you will discover three generously sized bedrooms, each filled with abundant natural sunlight. Bedrooms One and Three boast convenient built-in storage.

The ultra-modern shower room completes the home internally, comprising of a walk-in shower cubicle, WC, and a wash-hand basin. Chrome fixtures and fittings can be found throughout.

The low-maintenance rear garden features a blend of stone chips, decorative planting, and mature shrubbery. There is a drying green and sociable patio area – perfect for dining alfresco. Fully fenced, it provides a secure environment for children and pets alike and a timber shed offers ample storage space for garden equipment.

Linwood has a great selection of amenities including shops, supermarkets, schools, and transport services, the On-X sports centre with a 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.

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.

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