

37D Bridge of Weir Road

LINWOOD, PAISLEY, RENFREWSHIRE, PA3 3DS



*MAGNIFICENT TWO
BEDROOM PROPERTY*



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McEwan Fraser Legal is delighted to present this outstanding modern villa forms part of a compact development within a very desirable area close a multitude of amenities.

As you step inside, you are immediately greeted by the warmth of natural light filtering through large windows, creating an inviting and airy ambiance. The spacious living area seamlessly connects to the upgraded kitchen, a culinary enthusiast's dream come true. The kitchen has been thoughtfully renovated to offer a harmonious blend of functionality and aesthetics, featuring top-of-the-line appliances, sleek countertops, and ample storage space. Whether you're entertaining guests or indulging in a quiet dinner for two, this kitchen is sure to inspire your culinary creativity.

The Property



Kitchen/Diner





The two well-appointed bedrooms provide comfortable retreats, each offering a tranquil space to rest and recharge. Natural tones and modern touches create an ambiance that fosters both relaxation and productivity, accommodating a variety of lifestyle preferences.





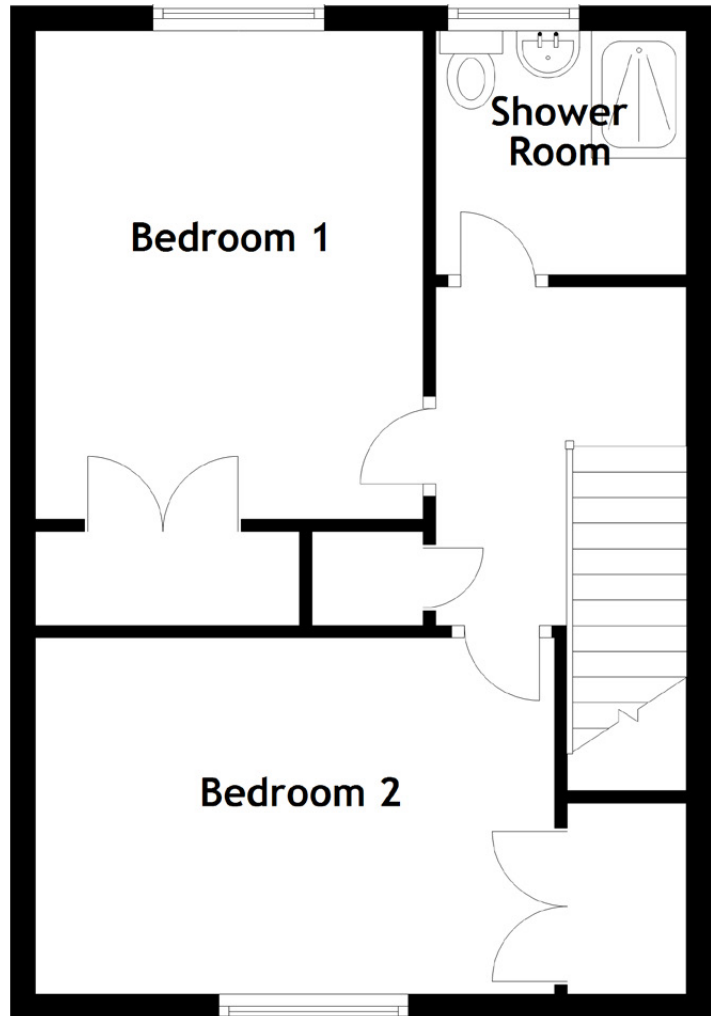
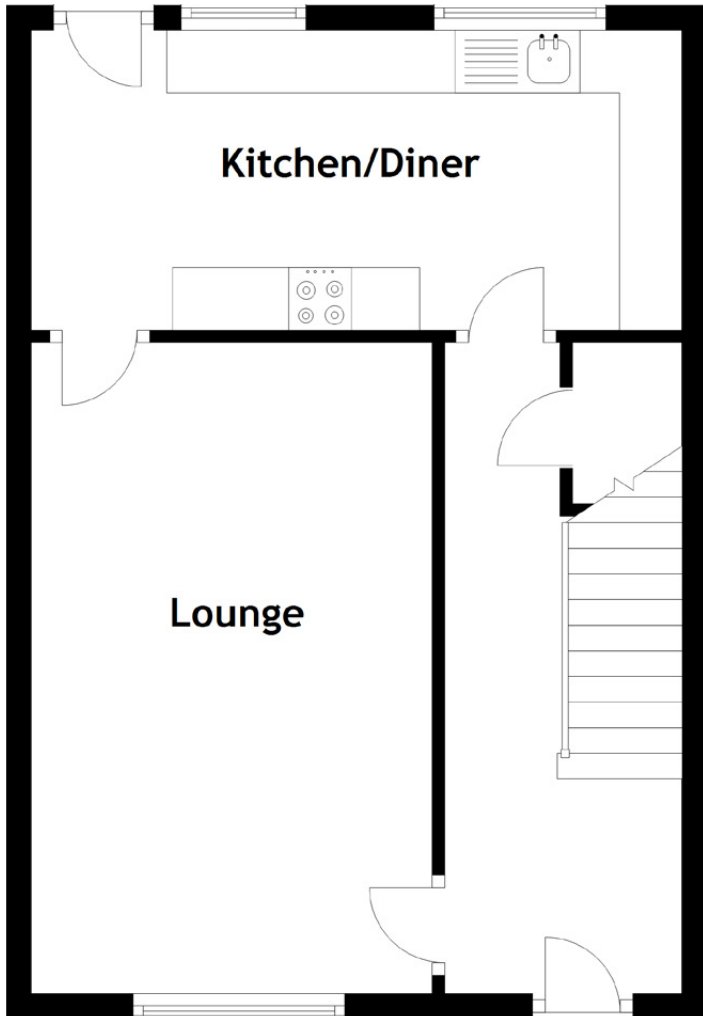
Bedroom 2





A true highlight of this property is the stunning shower room, a sanctuary of luxury and relaxation. Impeccably designed with elegant fixtures and contemporary finishes, the shower room exudes a spa-like atmosphere, inviting you to unwind and rejuvenate after a long day.





Approximate Dimensions
(Taken from the widest point)

Lounge	5.20m (17'1") x 3.20m (10'6")
Kitchen/Diner	5.20m (17'1") x 2.40m (7'10")
Bedroom 1	3.90m (12'10") x 3.10m (10'2")
Bedroom 2	4.15m (13'7") x 2.85m (9'4")
Shower Room	2.00m (6'7") x 1.95m (6'5")

Gross internal floor area (m²): 80m²
EPC Rating: C

Floor Plan

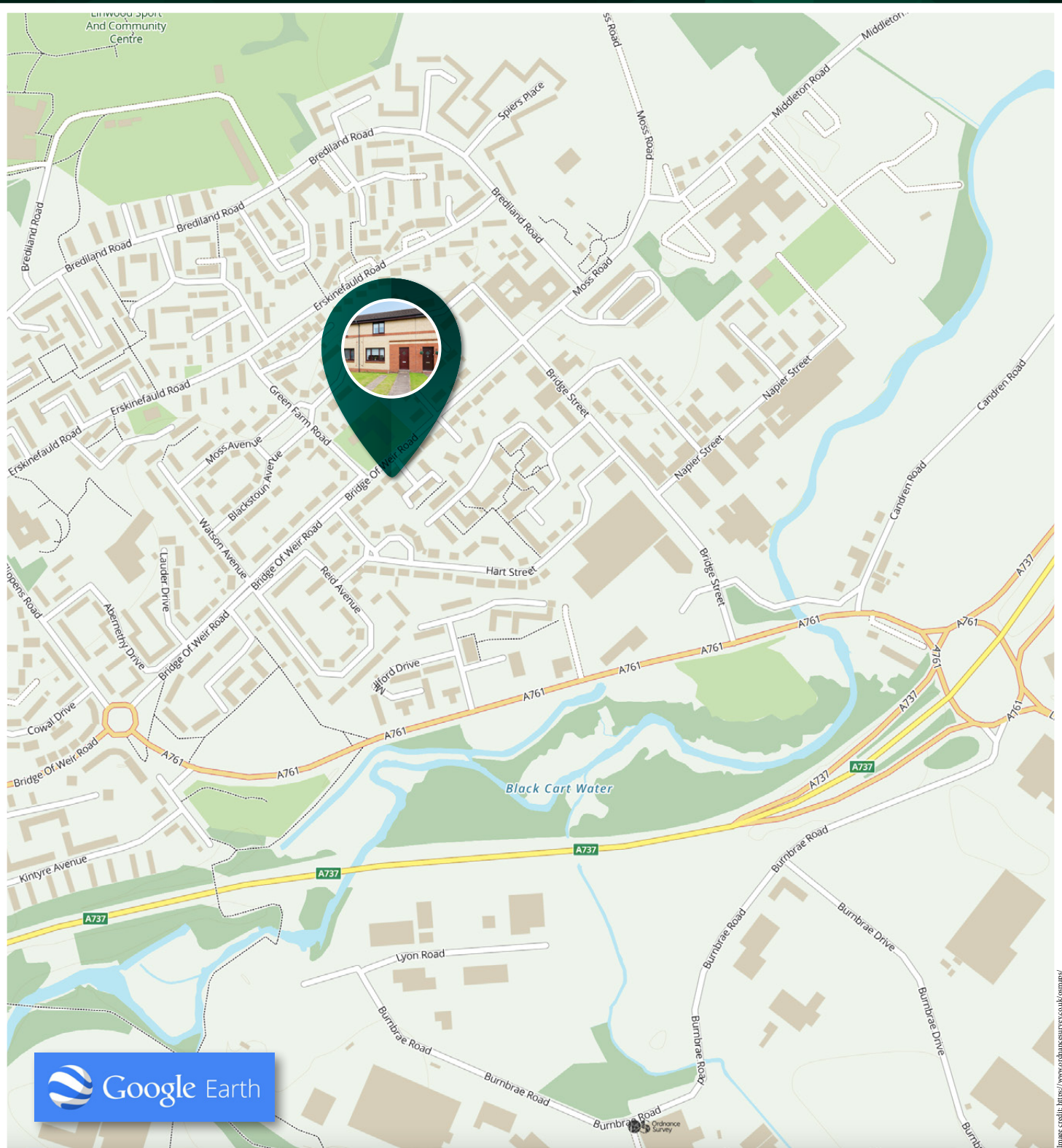


As you step outside, you'll discover a private garden that extends an invitation to both solitude and social gatherings. Imagine sipping your morning coffee amidst the serenity of lush greenery or hosting a delightful summer barbecue for friends and family in this outdoor oasis. Early viewing is advised.



Linwood is a thriving town which benefits from a town centre upgrade of the shopping centre etc. as well as a local leisure centre for indoor and outdoor pursuits. Schooling can be found locally at all levels and the road infrastructure is first class with M8 close by for commuting to Glasgow's international airport and city centre a short bus/car journey away. Shopping Malls and supermarkets are also within a "stones throw away".





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