



  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
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**8 Braidwood Place**  
LINWOOD, PAISLEY, RENFREWSHIRE, PA3 3SN



# PAISLEY

RENFREWSHIRE, PA3 3SN

Braidwood Place is situated in the heart of Linwood, which in itself offers local shopping to include a Tesco superstore, sports recreational facilities, schooling and regular public transport.

The Phoenix Retail Park is a short drive away and here you will find more extensive shopping to include an Asda, Argos superstore, Showcase Cinema and a number of places to eat out at including the newly opened and popular 'Linwood Farm'.

The neighbouring countryside caters for a wide range of sports and leisure activities including fishing, golf and all types of equestrian pursuits. The M8 motorway network provides access to most major towns and cities throughout the central belt of Scotland, whilst Glasgow International Airport provides access to destinations further afield.







# 8 BRAIDWOOD PLACE

LINWOOD, PAISLEY, RENFREWSHIRE, PA3 3SN

Part Exchange Available. We are delighted to introduce to the market this spacious two bedroom end terraced property formed over two levels which would be the perfect acquisition for a wide variety of purchasers looking for their ideal home. Room dimensions are generous and the accommodation has been arranged to offer flexibility and individuality.

A welcoming hallway provides access to all rooms on this level including a handy WC/cloakroom. The formal lounge is flooded with natural light and is the perfect ambience in which to unwind after a hard day. The kitchen has been fitted to include a good range of floor and wall mounted units with a striking work surface, creating a fashionable and efficient workspace. It is further complemented with a host of integrated appliances and plumbed space for free standing appliances. This zone enjoys an outlook onto the rear garden from the patio doors.

The first-floor level has been thoughtfully planned to accommodate two well-appointed bedrooms, both of which are bright and airy with a range of furniture configurations and space for additional free standing furniture if required. A family bathroom suite completes the accommodation internally.

Externally the property benefits from private garden grounds. The rear garden is a real sun trap and is popular in summer months. The property also features gas central heating and double glazing, helping to ensure a warm, yet cost-effective, living environment all year round.





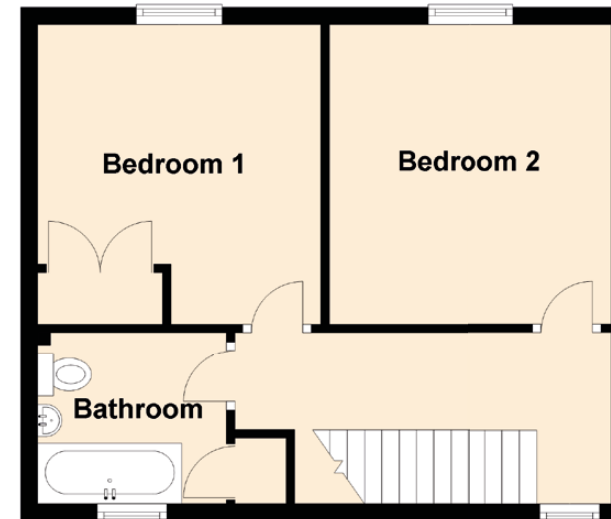
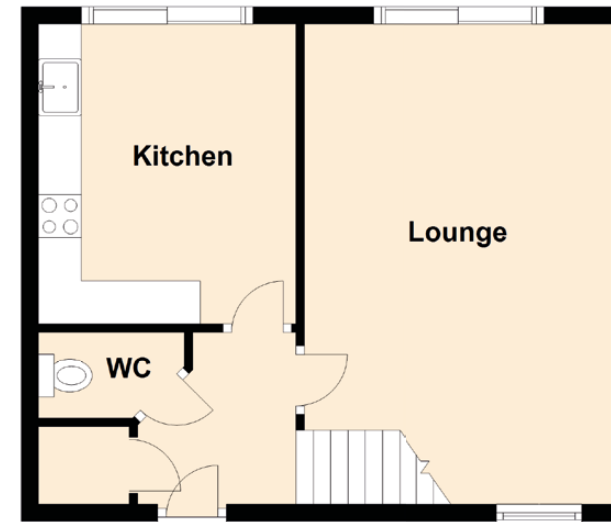


“... SPACIOUS TWO BEDROOM END TERRACED PROPERTY FORMED OVER TWO LEVELS WHICH WOULD BE THE PERFECT ACQUISITION FOR A WIDE VARIETY OF PURCHASERS LOOKING FOR THEIR IDEAL HOME ...”



# SPECIFICATIONS & DETAILS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Lounge	5.60m (18'4") x 3.60m (11'10")
Kitchen	3.50m (11'6") x 3.00m (9'10")
WC	1.70m (5'7") x 1.00m (3'3")
Bedroom 2	3.50m (11'6") x 3.30m (10'10")
Bedroom 1	3.60m (11'10") x 3.40m (11'2")
Bathroom	2.20m (7'3") x 2.20m (7'3")

Gross internal floor area (m<sup>2</sup>): 73m<sup>2</sup> | EPC Rating: D

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds.

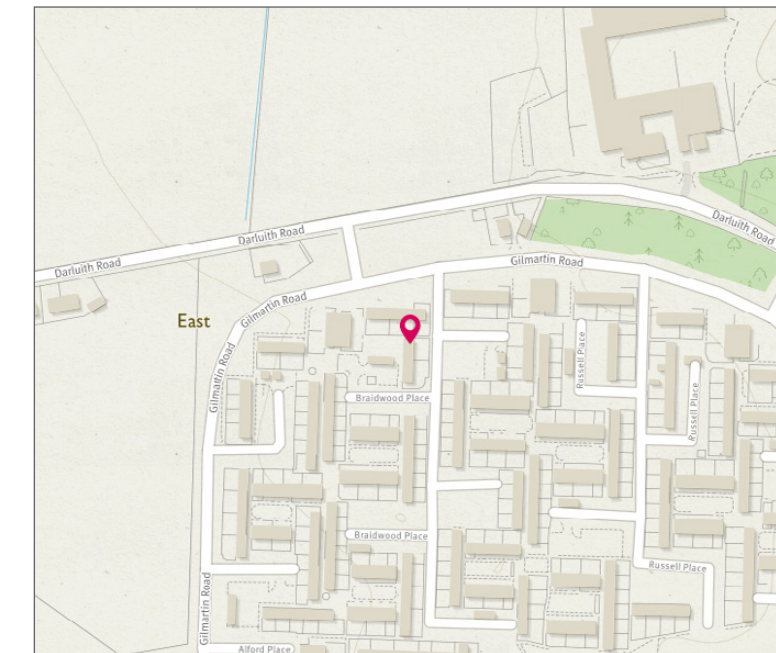


Image credit: <https://www OrdnanceSurvey.co.uk/OSmap/>



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Part  
Exchange  
Available

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