

45 Millford Drive

LINWOOD, PAISLEY, PA3 3EJ



*Spacious two-bedroom flat, tucked away
in a popular pocket of Linwood*



0141 404 5474



www.mcewanfraserlegal.co.uk



info@mcewanfraserlegal.co.uk

McEwan Fraser Legal are delighted to present to the market this spacious two-bedroom flat, tucked away in a popular pocket of Linwood. The property offers spacious and light-filled accommodation all on one level.

The apartment has been well designed to maximise the natural available light to create a modern ambience, with interesting views to both the front and rear.

THE LOUNGE

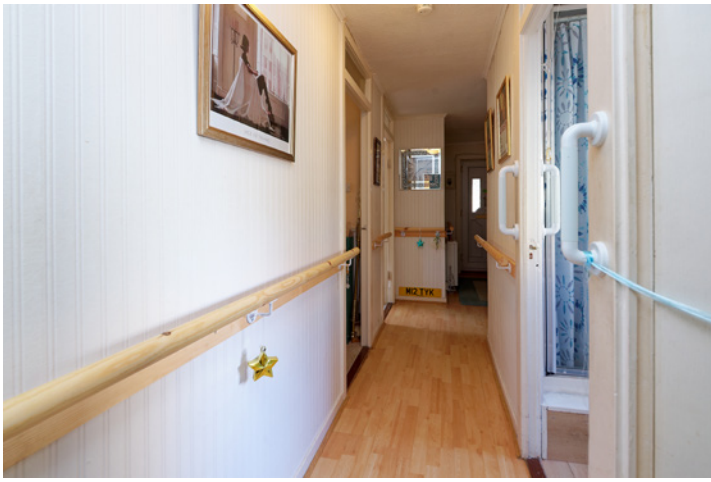


A welcoming hallway leads to all apartments. The formal lounge is flooded with natural light and offers a range of furniture configurations.

THE KITCHEN

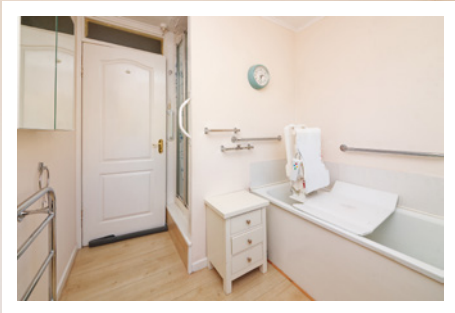


The breakfasting kitchen comes with a range of floor and wall-mounted units and work surfaces, creating a fabulous and efficient work space with plumbed space for free standing appliances. An added bonus is the space provided for a table and chairs.



There are two bright and airy bedrooms which have space for a range of free-standing furniture. There is a large storage cupboard in the hall which could be transformed to meet each purchaser's needs and requirements, such as an office for those looking for working-from-home arrangements. A family bathroom suite completes the accommodation internally.

THE BATHROOM



BEDROOM 1



Externally, there is off-street parking and communal garden grounds.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

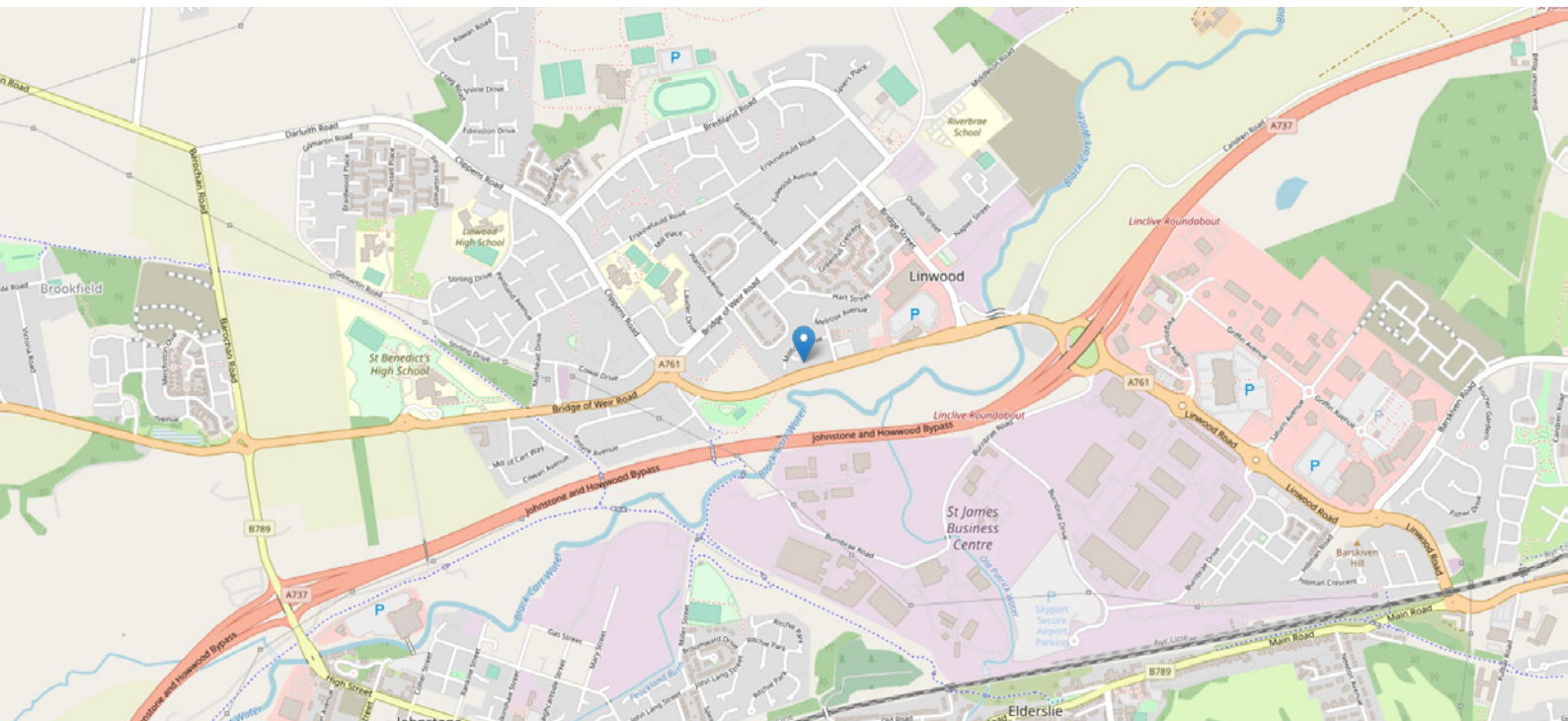
Lounge 4.75m (15'7") x 3.50m (11'6")
 Kitchen 3.60m (11'10") x 2.50m (8'2")
 Bathroom 2.50m (8'2") x 2.35m (7'8")
 Bedroom 1 3.75m (12'4") x 3.15m (10'4")
 Bedroom 2 3.75m (12'4") x 3.20m (10'6")

Store

3.00m (9'10") x 1.45m (4'9")

Gross internal floor area (m²): 72m²
 EPC Rating: E

Extras: Carpets and floor coverings, light fixtures and fittings, curtains and blinds.



THE LOCATION

Millford Drive is situated in the heart of Linwood, which in itself offers local shopping including 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 including 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.



McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

www.mcewanfraserlegal.co.uk

info@mcewanfraserlegal.co.uk



Text and description
DIANE KERR
Area Manager



Layout graphics and design
ALLY CLARK
Designer

Disclaimer: The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.