



For Sale | 58 Clippens Road, Linwood, Paisley, PA3 3PT



Viewing by appointment only

Phone: 01505 331114 | Email: info@emmersonhomes.com | Address: 36 High Street, Johnstone, PA5 8AH



2 Bedrooms | 1 Public Room | 1 Shower Room

Emmerson Homes offer to the market this mid terraced villa, which is formed over two levels and is situated in a popular location of Clippens Road, Linwood. This ideal family home has spacious and flexible living accommodation.

A reception hallway gives access to the dual aspect generous lounge with space for dining to the rear. The dining kitchen has a good range of floor and wall mounted storage units with integrated appliances, with a door from the kitchen giving access to the rear garden.

A carpeted stairwell leads to the upper floor where there are two large bedrooms and a box room, a family shower room completes the accommodation on this level. There is access via a hatch to the loft for further storage.

The specification includes gas central heating, double glazing and delightful gardens front and rear.

Renfrewshire Council, Tax Band B.

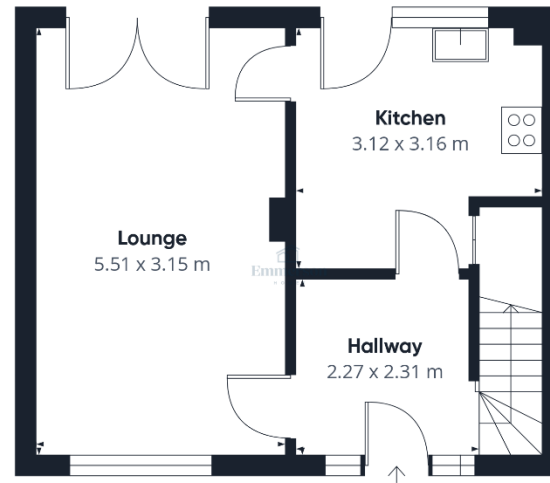
EPC Rating

Linwood is a thriving town which benefits from a town centre upgrade of the shopping centre 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 centres and supermarkets are also within a "stones throw away".

We are your local estate agents based in Renfrewshire. Whether you're selling or buying, you're in good hands with us. Feel free to submit a contact form and get in touch with your local property experts.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.





Ground Floor



First Floor



Approximate total area⁽¹⁾
66.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



www.emmersonhomes.com | 01505 331114 | info@emmersonhomes.com

Please note we have not tested any apparatus, fixtures, fittings or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

