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11 Napier Gardens, Linwood,
Renfrewshire, PA3 3AW

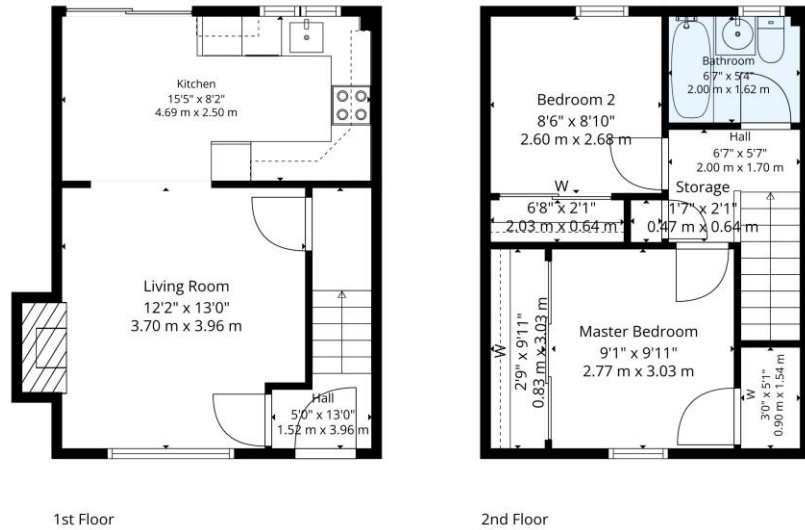
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A well-presented, modern Mid Terrace Villa located in a seldom available cul de sac. The attractive two bedroom home has a generous rear garden backing onto green fields giving a scenic and peaceful setting - perfect for summer entertaining.

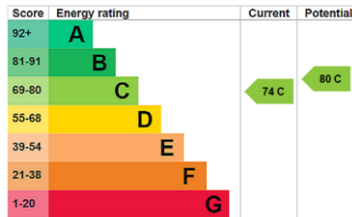
The comfortable accommodation comprises of; Entrance Hall; bright front facing Lounge complimented by Italian porcelain tiling, well equipped Dining Kitchen with ample space for appliances and provides access to the rear garden through sliding patio doors. The upstairs level has two double Bedrooms, both with fitted wardrobes, and finally there is a three piece Bathroom with electric shower over the bath.

Further benefits include: gas central heating and double glazing.

Linwood itself offers a wide variety of amenities including shops, public transport links and schooling. The nearby A737 link to the M8 offers easy access to Glasgow City Centre, Glasgow Airport, Paisley and Ayrshire. Phoenix Retail Park and Braehead are also close at hand offering a wide variety of retail and leisure amenities.



TOTAL: 605 sq. ft. 56 m²
 1st floor: 334 sq. ft. 31 m², 2nd floor: 271 sq. ft. 25 m²
 EXCLUDED AREAS: FIREPLACE: 11 sq. ft. 1 m², W: 58 sq. ft. 5 m², STORAGE: 3 sq. ft. 0 m²,
 WALLS: 74 sq. ft. 7 m²



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Disclaimer - IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. Whilst every precaution has been taken to ensure accuracy, if there is any aspect which is critical to your interest or which you find misleading please contact us for further information. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are taken with a laser tape measure, should not be relied upon for furnishing purposes and are approximate. Floor plans are for guidance only and illustration purposes only and may not be to scale.