

walker laird

solicitors and estate agents



15 Linnet Avenue, Spateston,
Renfrewshire, PA5 0SN

walkerlaird.co.uk



TOTAL: 869 sq. ft. 81 m²
 1st floor: 458 sq. ft. 43 m², 2nd floor: 411 sq. ft. 38 m²
 EXCLUDED AREAS: FIREPLACE: 10 sq. ft. 1 m², W: 34 sq. ft. 3 m², STORAGE: 40 sq. ft. 3 m²,
 UNDEFINED: 2 sq. ft. 0 m², WALLS: 99 sq. ft. 10 m²

This attractive Mid Terrace Villa enjoys an enviable cul de sac position with bright open aspects to front and rear. The well kept family home is formed over two levels with three bedrooms and is located in the Spateston area close to amenities.

The spacious accommodation comprises: A welcoming Hallway; bright dual aspect Lounge with feature fire place and space for dining, and a well equipped modern Kitchen incorporating gloss units and oven. Upstairs there are three well-appointed Bedrooms with fitted wardrobes, useful storage cupboards and there is a modern tiled shower room with an electric shower and heated towel rail.

The house is presented in fresh and neutral tones throughout. The specification includes: gas central heating and double glazing.

Low maintenance well maintained gardens to the front and back are mostly laid out with paving and chippings. There is parking in the cul de sac to the rear.

Spateston is ideally located for ease of access to the M8 Network via the A737 and Milliken Park train station, both giving access to Glasgow City Centre and Ayrshire. Local schooling is readily available. There is a variety of local amenities in Spateston, but Johnstone Town Centre is also close at hand with a wider variety.



VIEWING

Strictly by appointment with selling agents, by calling

OFFERS

All offers should be submitted to:
 10 Canal Street, Renfrew, PA4 8QD
 Telephone: 0141 886 5678 Fax: 0141 886 7327

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Paisley

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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.