



40 Arran Place Linwood





40 Arran Place
Linwood PA3 3QU

Offering to the market this spacious mid terraced villa, situated within a popular Linwood address. The property is an ideal starter home or for Landlords wanting to invest.

The accommodation comprises reception hall, large lounge/dining room, fitted kitchen, two double size bedrooms and bathroom.

The property is further enhanced by gas central heating, double glazing, front and rear gardens that are easy to maintain, and on street parking to the front. The building has also under gone a modern render refurbishment within recent times, improving the look externally and the thermal insulation.

Linwood has a selection of local and town centre amenities including shops, supermarkets, schools and public transport services. Bus and rail links give regular access throughout the area, into Paisley or Glasgow if required. The M8 motorway network is within 2 miles and provides additional links to Glasgow International Airport, intu Braehead Shopping and Leisure Complex and Glasgow City Centre.



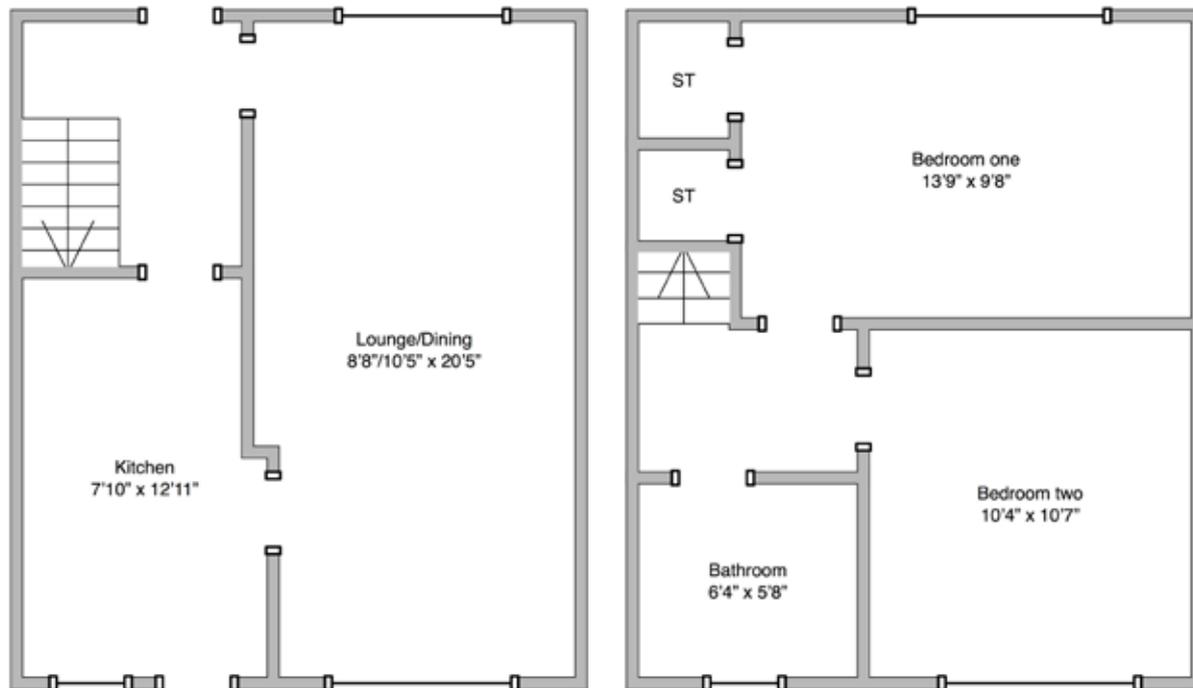
Viewing:
by appointment with
Caledonia Property
0333 241 3333

EPC: Band C
Ref No: P365





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Please Note - Whilst this brochure has been prepared with care, it is not a report on the condition of the property. Its terms are not warranted and do not constitute an offer to sell. All area and room measurements are approximate only. No services, equipment or central heating have been tested and no warranty is given or implied that these are in working order or that they are connected to a supply. Buyers are advised to see their own verification in this regard.