



SOLICITORS & ESTATE AGENTS



**MID TERRACE VILLA
190 GILMARTIN ROAD, LINWOOD PA3 3SP
Offers over £135,000**



VIEWING

By appointment with MSM Solicitors & Estate Agents,
Tel: 0141 339 5252. Fax: 0141 339 4617.

Description

Larger MID TERRACE VILLA offering generous family accommodation. Situated just off Clippens Road, the property is within easy reach of East Fulton Primary and Linwood High School. There are a variety of local shops on Clippens Road, with a large Tesco being only minutes away. The Phoenix Retail Park is also close by where you will find a variety of stores including a large Asda. For the commuter there are excellent bus links with the motorway network being within easy reach.

This family home benefits from having gas central heating (Worcester boiler circa 2011) and double glazing. In addition the roof covering has been replaced and the building re-rendered externally.

On entering the property there is a double glazed and PVC panelled front door leading onto reception hall. Impressive near 22' lounge/dining room with tree lined aspects to the front and French doors opening onto the enclosed rear garden. Dining sized kitchen with window overlooking rear garden and double glazed, PVC door leading out to the rear porch. The preparation area of the kitchen at present comprises floor and wall mounted units with complimentary work tops. Modern fitted cloakroom/toilet comprising two piece suite with full height wet wall panelling.

First floor: deep storage cupboard on landing, three double bedrooms, modern fitted shower room comprising three piece suite with full height wet wall panelling, ceiling lined in PVC with recessed downlights.

There are easily maintained gardens to both the front and rear.

EPC Rating

D

Measurements

LOUNGE/DINING	21'10 (6.66m) x 12'0 (3.67m)
KITCHEN	11'8 (3.56m) x 11'3 (3.43m)
CLOAKROOM/TOILET	7'0 (2.13m) x 3'7 (1.09m)
FIRST FLOOR	
BEDROOM ONE	11'8 (3.56m) x 11'8 (3.56m)
BEDROOM TWO	11'8 (3.56m) x 9'11 (3.04m)
BEDROOM THREE	11'8 (3.56m) x 10'1 (3.08m)
SHOWER ROOM	7'7 (2.31m) x 5'2 (1.58m)



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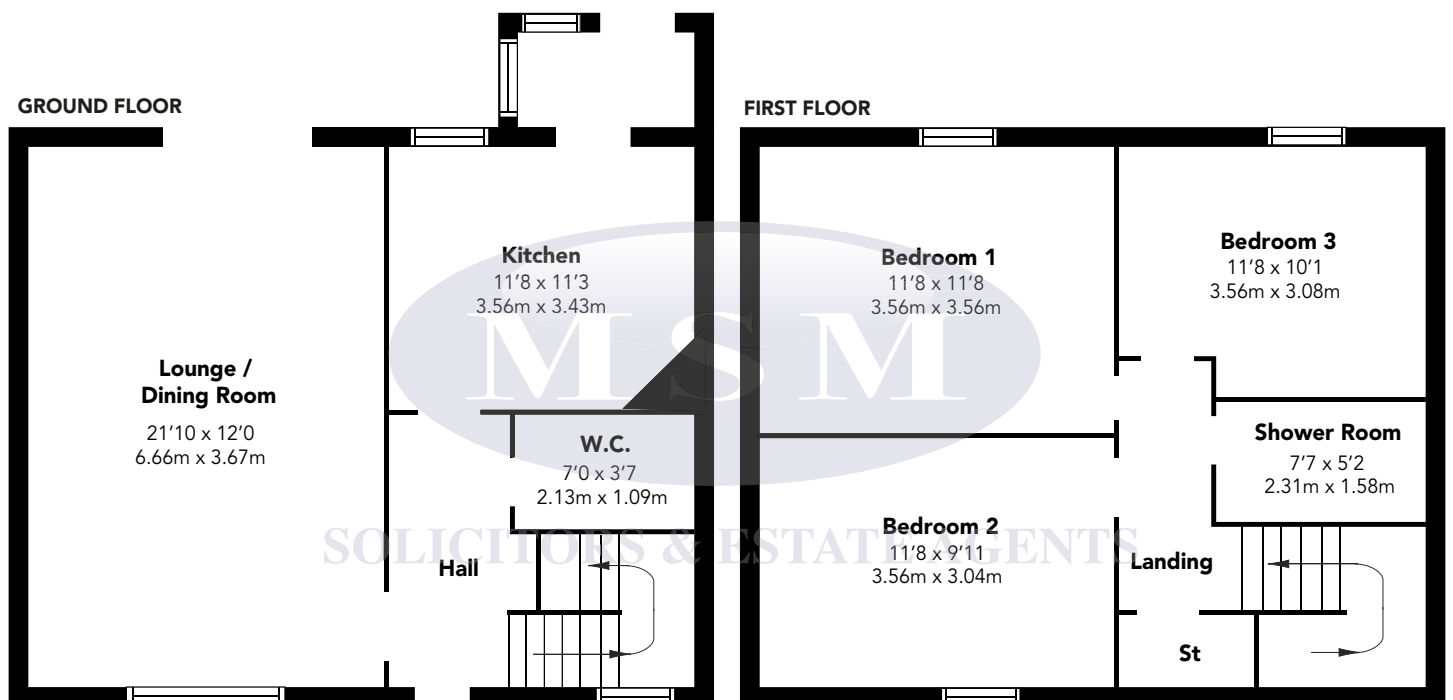
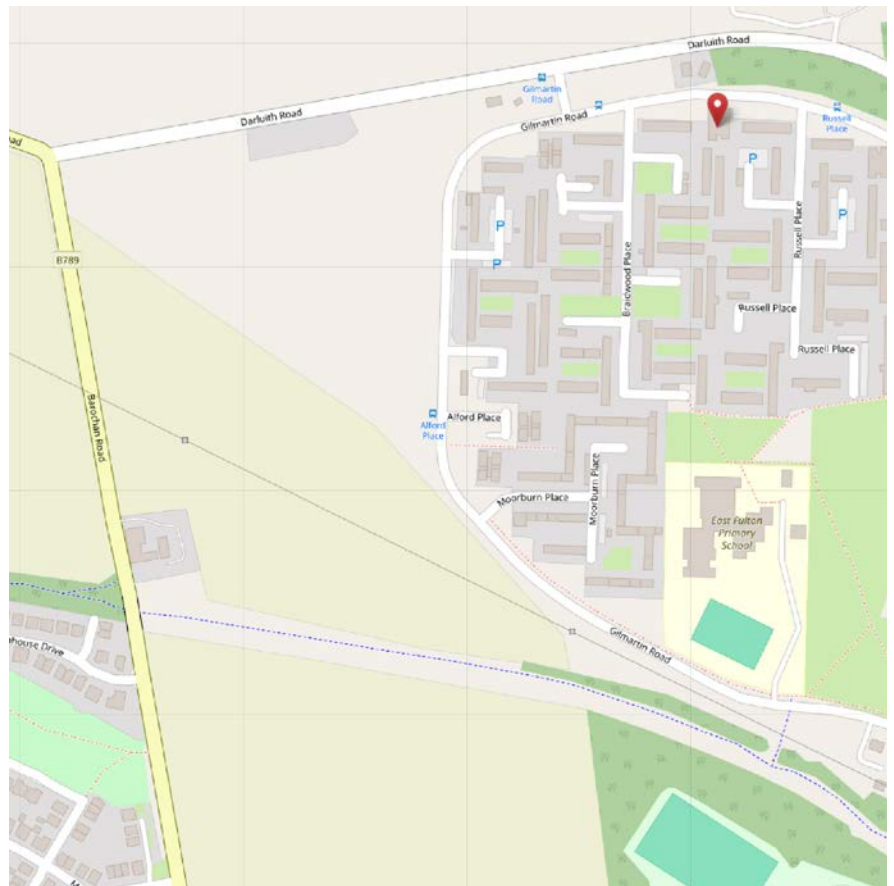
Travel Directions

Travelling north along Clippens Road from the roundabout at the junction with Bridge of Weir Road continue past the shops on left, past Brediland Road on right, past Craig Road on right, next left onto Gilmartin Road following the road round to the right number 190 is on left set back from the road.

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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate and are measured with a laser measuring device to the widest point. We confirm plumbing, electric and heating systems have not been tested.



Floorplans are indicative only - not to scale

Produced by Plushplans

Branches at: 51 Moss Street, Paisley PA1 1DR. Tel. 0141 889 6244 - 2 Bridgeton Cross, Bridgeton G40 1BW. Tel. 0141 554 8111 - 43 Crow Road, Partick G11 7SH. Tel. 0141 339 5252. The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. We confirm plumbing, electric and heating systems have not been tested.

43 Crow Road, Partick, Glasgow G11 7SH
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