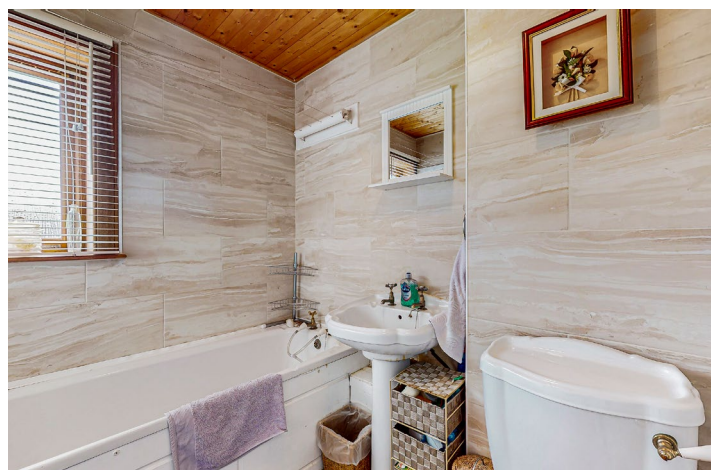




SOLICITORS & ESTATE AGENTS



**End Terraced Villa
35 Braidwood Place, Linwood PA3 3SW
Offers Over £130,000**



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

Description

Brought to the market is a three bedroom terraced home offering spacious accommodation and excellent potential for modernisation. The ground floor features a large living room filled with natural light and a generously sized kitchen dining room, providing ample space for family meals and entertaining. There is also a practical downstairs shower room for added convenience. Upstairs, the property offers three well proportioned bedrooms and a family bathroom, making it an ideal choice for growing families. The home benefits from gas central heating, a private enclosed rear garden perfect for outdoor use, and residential parking located directly outside.

Situated in the popular Renfrewshire town of Linwood, the property enjoys a convenient location with a variety of local amenities, shops, and supermarkets within easy reach. The area is well served by both primary and secondary schools, making it particularly appealing to families. For commuters, there are regular bus services to Paisley, Glasgow, and surrounding areas, while nearby access to the M8 motorway offers quick links to Glasgow Airport and the wider central belt. Linwood also benefits from leisure facilities, parks, and nearby retail destinations such as the Phoenix Retail Park, ensuring both convenience and a strong sense of community.

EPC Rating

C

Measurements

LOUNGE	18'8" x 11'6" 5.70 m x 3.49 m
KITCHEN/ DINING ROOM	9'9" x 11'5" 2.98 m x 3.49 m
STORE	6'10" x 6'3" 2.08 m x 1.90 m
BEDROOM 1	8'6" x 15'1" 2.59 m x 4.59 m
BEDROOM 2	9'11" x 11'8" 2.99 m x 3.57 m
BEDROOM 3	9'11" x 11'8" 2.99 m x 3.57 m
BATHROOM	5'5" x 6'9" 1.65 m x 2.05 m



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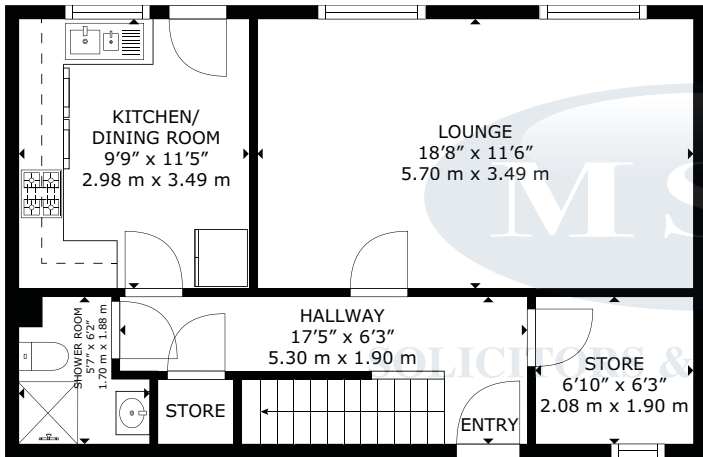
Travel Directions

From MSM head west on Moss Street and turn left onto Gauze Street (A726), continuing straight onto Glasgow Road (A761). Follow the A761 out of Paisley and at the roundabout, take the second exit to stay on Linwood Road. Turn right onto Clippens Road, then left onto Braidwood Place. Number 35 will be on the right-hand side.

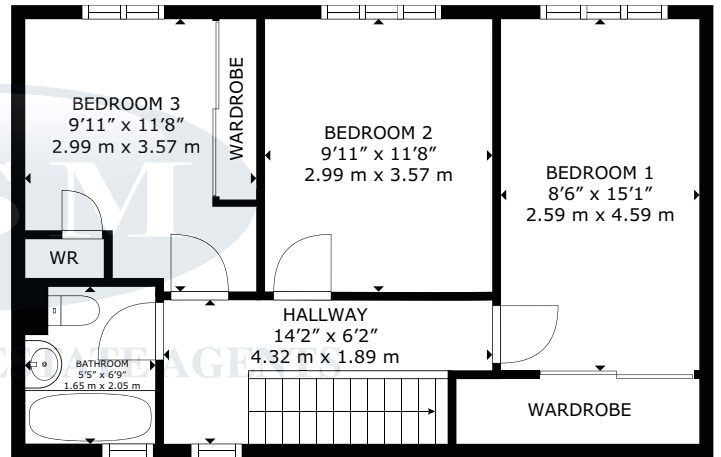
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The foregoing particulars, whilst believed to be correct, are not warranted and do not form any part of any contract. Any third party will require to satisfy themselves on any matter relating to the property. All measurements quoted are approximate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



GROUND FLOOR



FIRST FLOOR

GROSS INTERNAL AREA
GROUND FLOOR: 538 sq. ft , 50 m2, FIRST FLOOR: 538 sq. ft , 50 m2,
TOTAL AREA : 1,076 sq. ft , 100 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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
Telephone 0141 339 5252, Fax 0141 339 4617

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