



58 Edmiston Drive
Linwood | PA3 3TD

pattison&co

Offers Over £119,000



58 Edmiston Drive, Linwood, Renfrewshire, PA3 3TD

This tremendously spacious 3 bed terraced property is presented to the market in the popular Linwood area of Renfrewshire. The property enters by an expansive hallway giving access to all apartments. The rear facing living room boasts a large sectional window providing maximum light exposure, and benefits from a decorative electric fireplace providing a cosy space to relax. The kitchen, also rear facing, benefits from wall and floor mounted cabinetry in neutral tones and includes space for white goods. The kitchen also leads to the rear garden space which is enclosed on all sides giving the comfort of privacy and a west facing garden. The downstairs accommodation is completed by a cloakroom and a separate WC with wash basin. Upstairs, all 3 bedrooms provide space aplenty for a double bed and storage if required. Bedrooms 1 and 3 also have the benefit of excellent built in storage space. A shower room completes the upstairs accommodation which features full height tiling, WC, basin and walk in shower. The property specification includes gas fired Worcester Greenstar combi boiler, UPVC double glazed windows, and UPVC double glazed front and rear doors and on street parking. The Linwood locale provides access to all local amenities such as nearby Phoenix Retail Park, Braehead Shopping Centre and Glasgow Airport. Further, Linwood High School is also a short 5 minute walk away. The nearby M8 motorway network connects the property to the remaining central belt with ease.



All room measurements are taken at the longest and widest points and are approximate:-

Hallway: 1.90m x 5.12m

Living Room: 3.50m x 5.61m

Kitchen: 3.50m x 3.01m

WC: 1.90 x 1.30m

Cloakroom: 1.90m x 2.10m

Landing: 1.79m x 4.20m

Bedroom 1: 4.51m x 2.61m

Bedroom 2: 3.60m x 2.90m

Bedroom 3: 3.60m x 3.01m

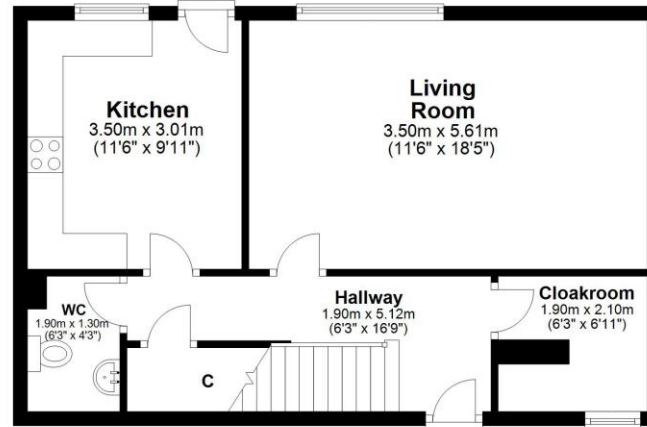
Shower Room: 2.10m x 1.70m



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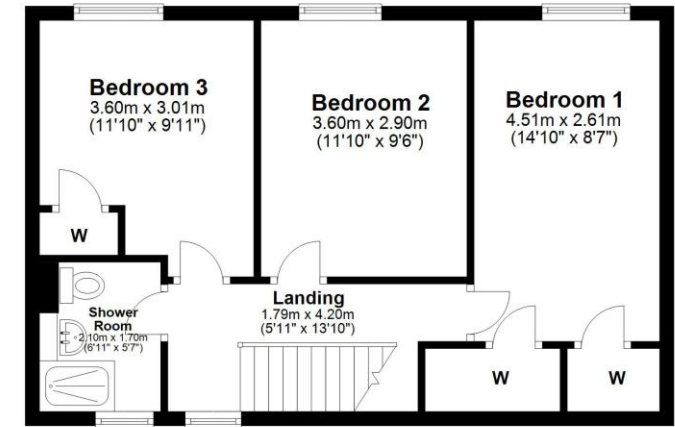
Ground Floor

Approx. 47.9 sq. metres (515.9 sq. feet)



First Floor

Approx. 47.9 sq. metres (515.9 sq. feet)



Total area: approx. 95.9 sq. metres (1031.7 sq. feet)

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82
69-80	C	70	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/>

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.