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ESTATE AGENCY

15 Moss Avenue,  
Linwood PA3 3HG

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# 15 Moss Avenue, Linwood PA3 3HG

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Number Fifteen Moss Avenue is set in a much admired Linwood Address. Beautifully and neutrally presented this mid terraced villa has accommodation comprising of a reception hallway, front facing lounge, breakfast size kitchen with ample wall & base units and a Upvc door leading directly to the garden. Completing the ground floor and rare for these types of property is the added benefit of a cloakroom with WC and wash hand basin.

A carpeted stairwell leads to the first floor where there are two double bedrooms and the house three piece bathroom. The upper hallway has access to the attic.

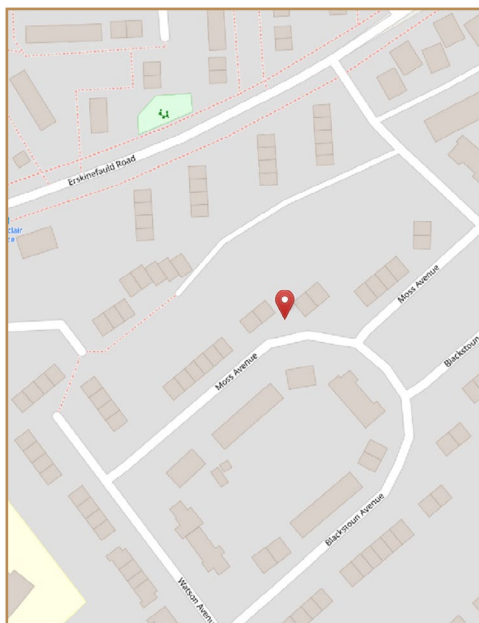
The specification includes gas central heating and double glazing.

The garden grounds are of sizeable proportions for a terraced villa. There is a drying area and lawn with patio area all bordered by timber fencing. To the front is a stone chipped driveway for off street parking for two cars.

The commuter links from this property are excellent with access to the M8 and the central Scotland motorway network close by. Glasgow International Airport is situated less than three miles away.







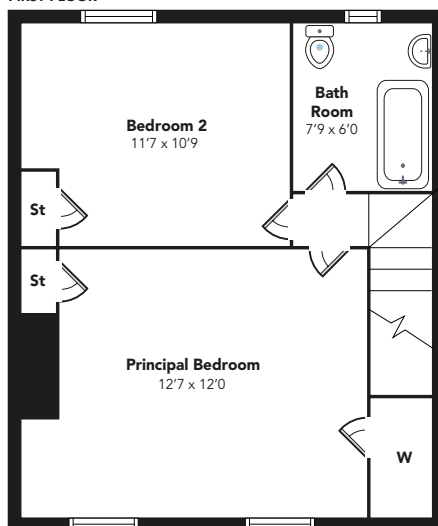
EPC rating  
?????

Office  
Bridge of Weir

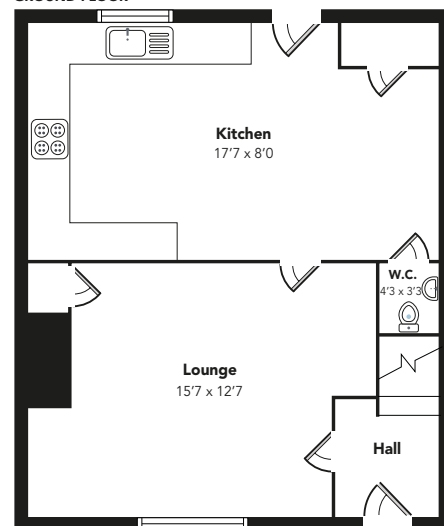
#### disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/ sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

#### FIRST FLOOR



#### GROUND FLOOR



Floorplans are indicative only - not to scale  
Produced by [Plushplans](#)

## Our Offices

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