



4D Wellington Way

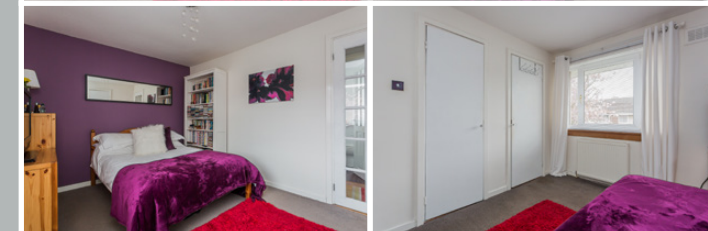
The property is situated in the highly sought after area of 'Wellington Way' in Renfrew. The M8 Motorway intersects Renfrew and two junctions at Arkleston and Braehead which provide access to Renfrew with the neighbouring town of Paisley largely lying on the opposite side. Close by attractions are Braehead Shopping Centre and Leisure Complex, Xscape and David Llyod Club.

Renfrew is served with a frequent bus service offering regular services to Braehead, Erskine, Govan, Paisley, and Glasgow City centre. The property is close proximity to shops, pubs and cafes. Glasgow International Airport is also nearby and flights are daily to a number of domestic and international destinations.

Part Exchange available. We are delighted to introduce to the market this spacious, but cosy one bedroom with the added bonus of a recessed space to transform into a study first floor flat presented to the market in good decorative order and would be a super acquisition for either a first-time buyer or those downsizing. The flat has been designed to maximise the natural available light to create a modern ambience and has been decorated throughout with a contemporary theme. As one would expect, room dimensions are very fair and the accommodation has been arranged to offer both flexibility and individuality.

On entering this property you walk into a hallway, which provides access to all rooms. An impressive lounge, with large picture window to the front aspect, flooding the room with natural light. The fitted kitchen includes a good range of floor and wall mounted units with ample space for free-standing appliances. The master bedroom is a spacious room and is complimented with built-in wardrobes creating excellent storage space. There is space for additional free-standing furniture if required. There is a small room/large cupboard situated to the front of the property and can be transformed into an office. This is perfect for those looking to work from home. The stunning three-piece bathroom suite with overhead shower completes the impressive accommodation internally.

Externally, there is a well maintained communal area and a private garden that belongs to this specific property. This space is a real suntrap. Double glazing and gas central heating is provided throughout.



Property Specifications

Approximate Dimensions (Taken from the widest point)

Lounge	4.30m (14'1") x 3.40m (11'2")
Kitchen	3.40m (11'2") x 1.80m (5'11")
Bedroom	3.60m (11'10") x 3.10m (10'2")
Bathroom	2.00m (6'7") x 2.00m (6'7")

Gross internal floor area (m²)

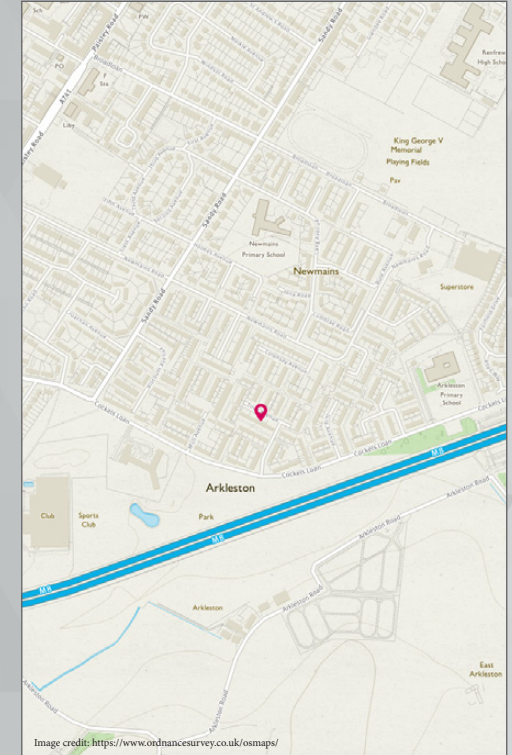
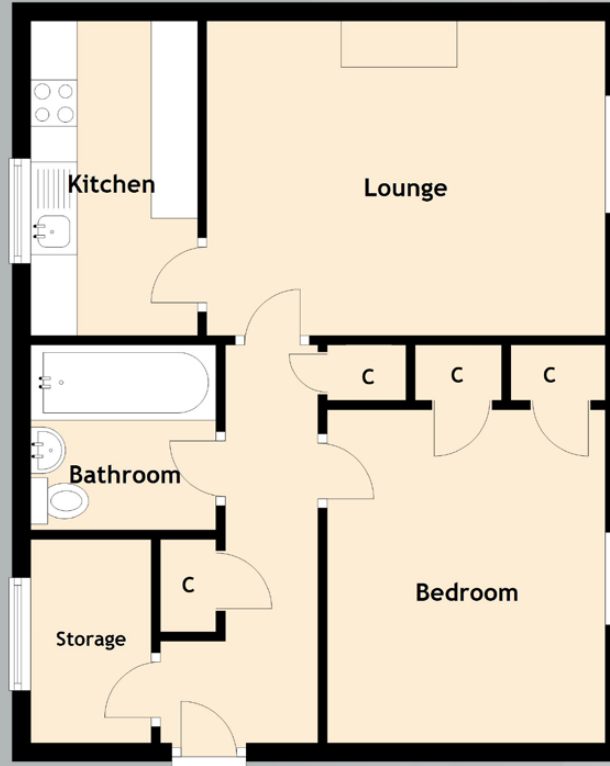
50m²

EPC Rating

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Extras (Included in the sale)

Carpets, floor coverings, light fixtures, fittings, curtains and blinds.



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