

Tastefully decorated first floor one bedroom flat

Superb acquisition for a first time buyer(s) or those downsizing

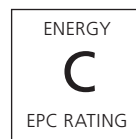
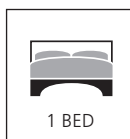


39D Friendship Way

Renfrew, Renfrewshire, PA4 0NY



Scan Here!





...An impressive lounge, with large picture window to the front aspect, floods the room with natural light...



39D Friendship Way

RENFREWSHIRE

The property is situated in the highly sought after area of 'Friendship 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.

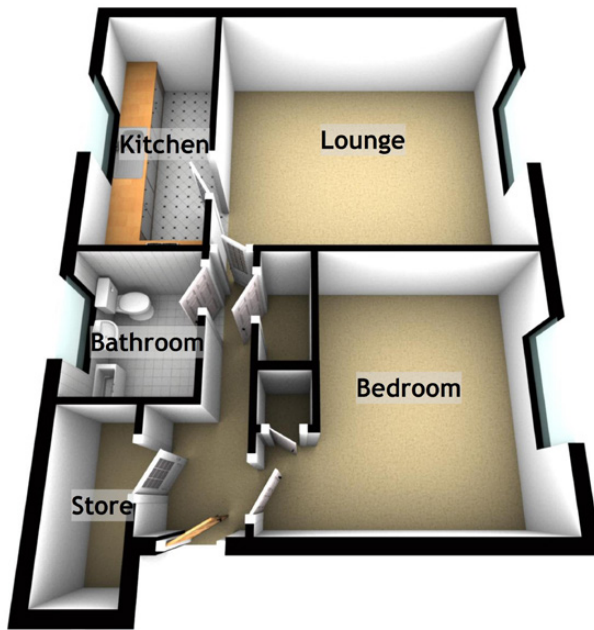
Part Exchange available. We are delighted to introduce to the market this spacious, but 'cosy' one bedroom with the added bonus of a 'study' area - first floor flat presented to the market in good decorative order, and would be a super acquisition for either a first time buyer(s) or those downsizing. 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 are welcomed by a tastefully decorated hallway, which provides access to all rooms. An impressive lounge, with large picture window to the front aspect, floods the room with natural light. The fitted kitchen includes a good range of floor and wall mounted with a contrasting worksurface - it has ample space for a washing machine, cooker and fridge freezer. The master bedroom is bright and airy with a range of furniture configurations and space for additional free standing furniture if required. There is a small room situated to the front of the property which could be utilised to meet each individual purchaser(s) needs and requirements such as a 'study'/hot office' for those requiring working from home arrangements or the perfect 'dressing room'. The fully modernised, newly fitted three piece bathroom suite - further complimented with the over head shower, completes the impressive accommodation internally.

Externally, there are well maintained rear garden grounds and a car park to the rear providing off road parking. Double glazing and gas central heating is provided throughout to create a warm, yet cost effective way of living all year round.





APPROXIMATE DIMENSIONS

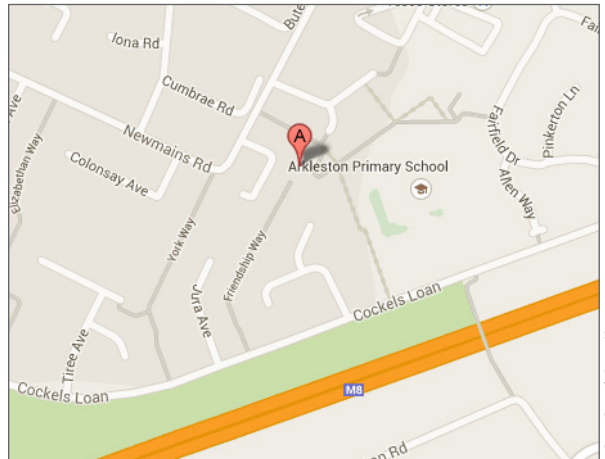
(Taken from the widest point)

Lounge	4.50m (14'9") x 4.00m (13'1")
Kitchen	4.00m (13'1") x 1.70m (5'7")
Bedroom	3.80m (12'6") x 3.70m (12'2")
Bathroom	2.00m (6'7") x 1.70m (5'7")

EXTRAS

(Included in the sale)

Carpets & floor coverings, light fixtures & fittings, curtains & blinds, White goods in kitchen are negotiable with the seller.



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Part Exchange

If you are interested in this property and have a property to sell, please call 0131 524 9797 or complete our online form to receive a Part Exchange value on your own property.

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Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers.

Disclaimer - These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed. Buyers must satisfy themselves for the accuracy and authenticity of the schedule and should always visit the property to satisfy themselves of the property's suitability. The dimensions provided may include, or exclude recesses, intrusions and fitted furniture. Any measurements provided are for guide purposes only.



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