





McEwan Fraser Legal

Solicitors & Estate Agents

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56 Vennacher Road

RENFREW, RENFREWSHIRE, PA4 9DG

Renfrew







The property enjoys an extremely convenient location, a short distance from local amenities within Renfrew town centre. There is more extensive shopping and recreational facilities at nearby Braehead Shopping Centre and Retail Park. The nearby 'Soar' centre provides recreational activities, including an indoor ski-slope and Odeon multi-screen cinema, as well as several popular family restaurants. The M8 motorway is easily accessible and provides easy commuting to Glasgow city centre, as well as easy access to Glasgow International Airport. Schooling within Renfrew is available at both primary and secondary levels.



Soar, Renfrew Town Centre, Clyde View Park.

56 Vennacher Road

We are delighted to offer for sale this three bedroom, lower cottage flat which is presented to the market in "walk-in" condition and situated within a popular cul-de-sac location. This property would be a super acquisition for either a first-time or an elderly buyer, given its superb spot, offering great commuting links as well as being within a very short stroll to all local amenities and schooling catchments.

The freshly decorated flat has been well designed to maximise the natural light available and has been arranged to offer both flexibility and a high level of individuality. The French doors opening from the kitchen directly into the private (south-west facing) rear garden are a real bonus and will be a huge benefit to families with children or pets or to those who simply enjoy outdoor living. The front and rear gardens are a real sun trap and are a great spot to spend a lazy summer's day.









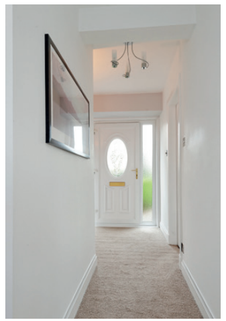
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In more detail, the property consists of a welcoming entrance hall with a handy storage cupboard. The Immediately impressive lounge has twin picture windows to the front aspect, flooding the room with natural light and offering tremendous views over the front garden and the surrounding area. The kitchen/breakfast room has been fitted to include a good range of floor and wall mounted units with a complimentary worktop which extends into an ingenious breakfasting bar. It further benefits from an integrated extractor hood and has space for a free-standing cooker, washing machine and an upright fridge/freezer. The French doors open from this zone directly into the private section of rear garden.

There are three, well-proportioned bedrooms, all with floor space for additional free-standing furniture. Bedroom one further benefits from fitted wardrobes. The third bedroom, also with fitted wardrobes, is a very adaptable room and could be utilised as a hot office space, hobby room or a permanent bedroom. The fully-tiled bathroom suite, with an electric shower over the bath, completes the impressive accommodation internally. The flat also benefits from both gas central heating and double glazing throughout for additional comfort.

Externally, the property also has a share of the drying green in addition to the private gardens. There is ample on-street parking available in the immediate vicinity.



















Bedrooms & Bathroom



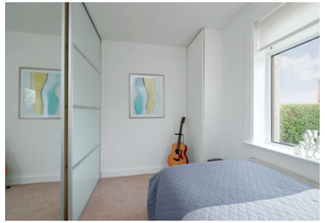














BUS LINKS

LOCAL AMENITIES

CLOSE TO AIRPORT

M8 ROAD LINKS

PRIVATE GARDENS

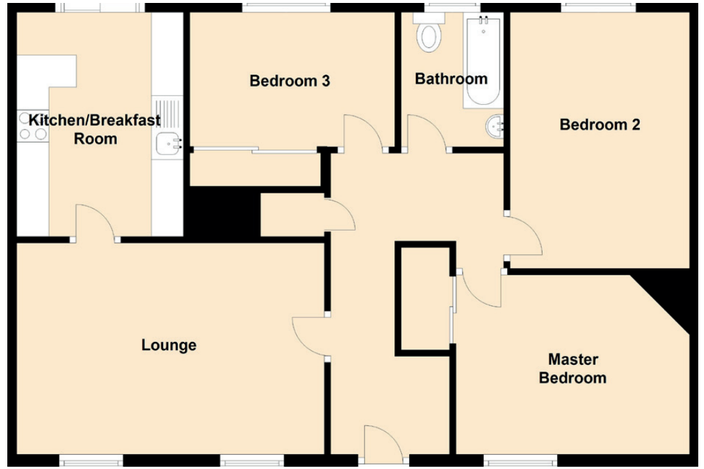
NEAR SCHOOLS

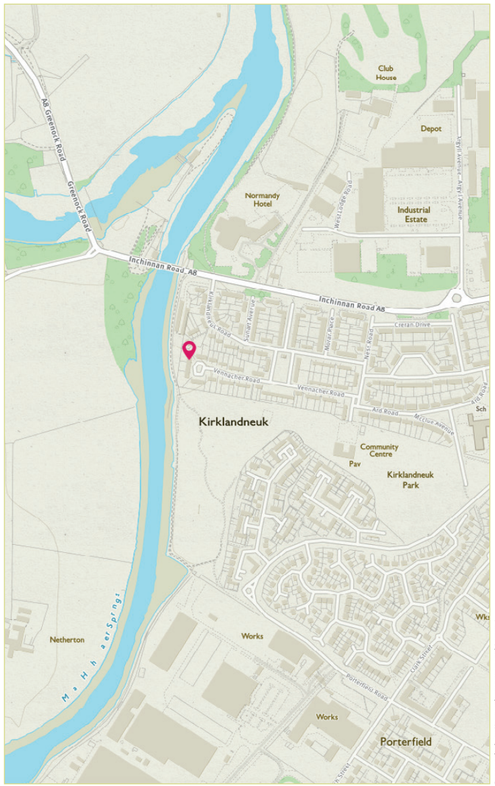
Approximate Dimensions
(Taken from the widest point)

Lounge	4.80m (15'9") x 3.30m (10'10")
Kitchen/Breakfast Room	3.50m (11'6") x 2.60m (8'6")
Master Bedroom	3.50m (11'6") x 3.30m (10'10")
Bedroom 2	4.00m (13'1") x 2.80m (9'2")
Bedroom 3	3.20m (10'6") x 2.10m (6'11")
Bathroom	2.10m (6'11") x 1.60m (5'3")

Gross internal floor area (m²) - 71m²

EPC Rating - C











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Part Exchange Available

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GOLD
SCOTLAND ESTATE AGENCY of the YEAR 2016
THE SUNDAY TIMES
THE TIMES



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