

2/2, 11 Meadowside Street

RENFREW, PA4 8SP



*THIS PROPERTY IS SUBJECT TO A
BUYER'S PREMIUM*



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Occupying a preferred second-floor position, within this handsome two-storey sandstone building in this highly popular location, is this magnificent studio flat - presented to the market in "truly walk-in" condition. A wealth of period detailing has been retained which will no doubt appeal to the discerning buyer. The flat has been designed to maximise the natural available light, creating a modern ambience, and has been professionally modernised and upgraded including re-wiring, re-plumbing, new floors and doors, new kitchen and bathroom and re-decorated throughout with a fresh, contemporary theme. As one would expect, room dimensions are generous and the accommodation has been arranged to offer both flexibility and a high level of individuality.

On entering this property, you walk into a welcoming hallway with a handy large storage cupboard. Immediately impressive lounge/bedroom, with a picture window to the front aspect, flooding the room with natural light and providing pleasant views of the Clyde. The newly fitted kitchen/breakfast room includes a fantastic range of contemporary floor and wall mounted units with a complimentary worktop. It further benefits from an integrated oven and hob. The shower room has been completely modernised and is absolutely stunning. It's fully tiled with lots of light and an impressive walk-in shower.

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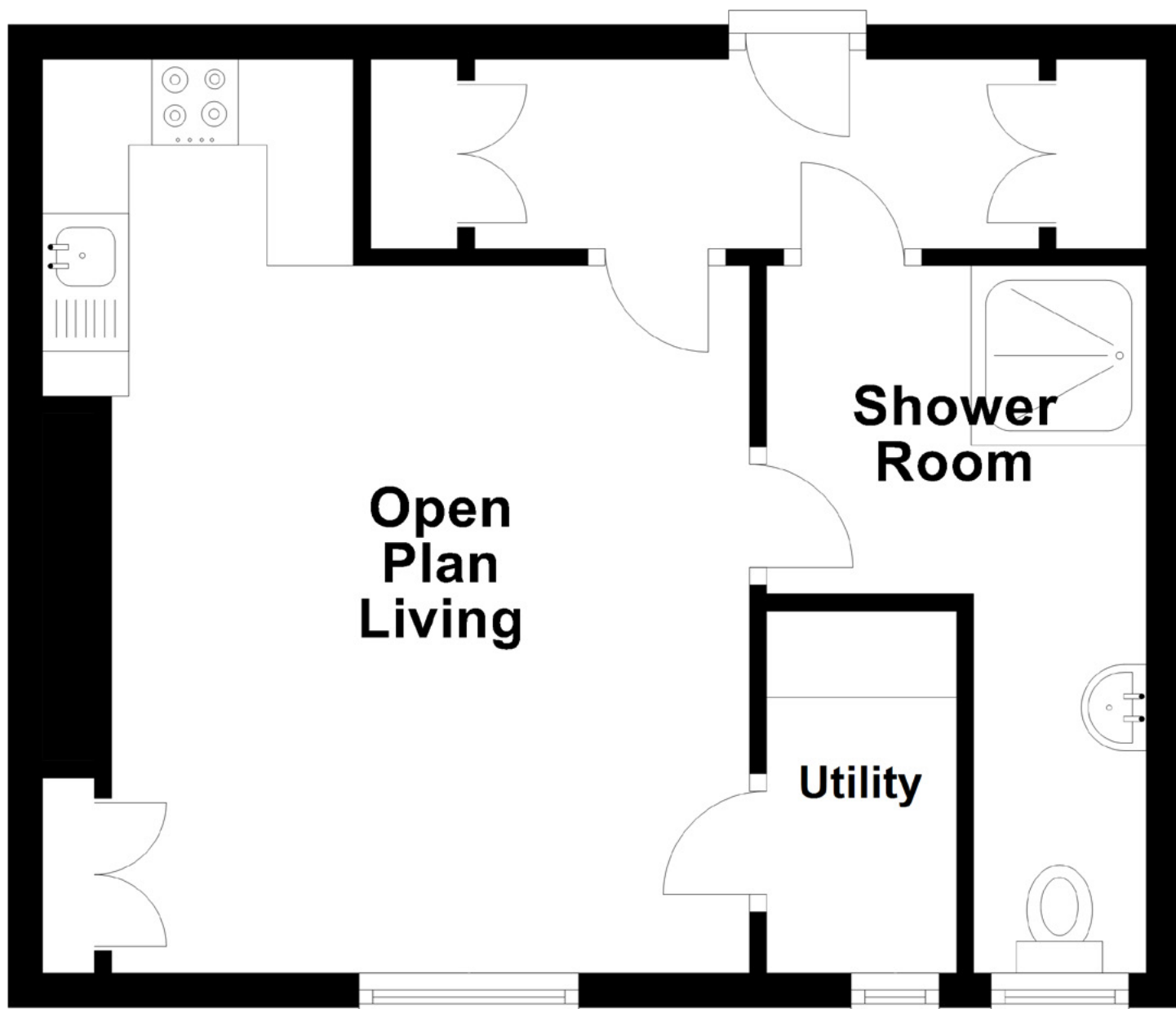












Approximate Dimensions
(Taken from the widest point)

Open Plan Living	3.70m (12'2") x 3.35m (11')
Shower Room	4.10m (13'5") x 2.20m (7'3")
Utility	2.10m (6'11") x 1.10m (3'7")

Gross internal floor area (m²): 31m²

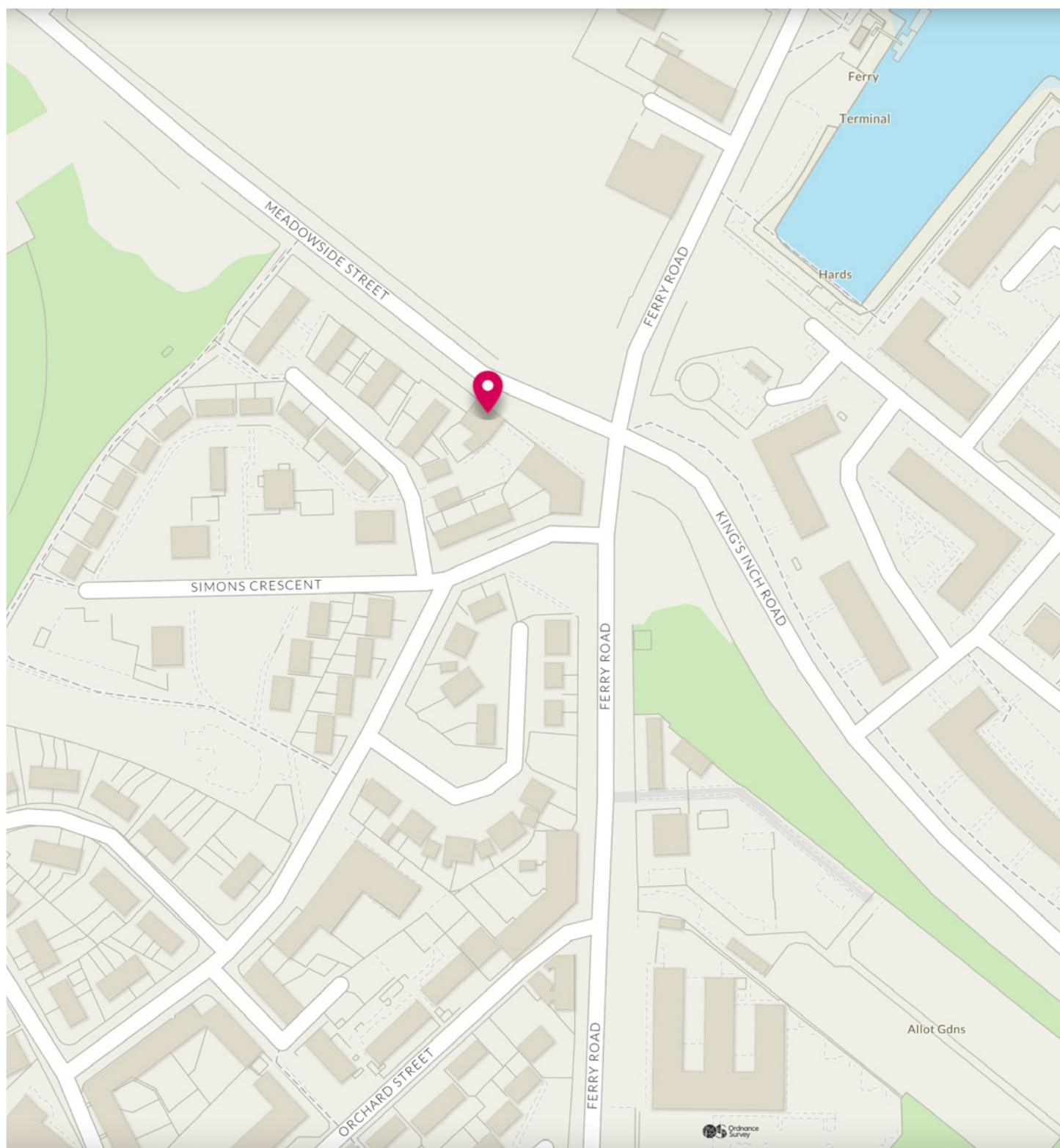
EPC Rating: D

Buyer's Premium Value: £2,500



The property enjoys an extremely convenient location within walking distance from local amenities in Renfrew town centre, more extensive shopping and recreational facilities at nearby Braehead shopping centre and retail park and a quick connection to Glasgow on the Renfrew Ferry. The nearby Xcite centre provides recreational activities, including an indoor ski slope and Odeon multi-screen cinema, as well as a number of popular family restaurants. The M8 motorway is easily accessible, providing easy commuting to Glasgow city centre, as well as access to Glasgow International Airport. Schooling is available at both Primary and Secondary levels within Renfrew, and the University of Western Scotland is a really easy commute too.

The Location



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