




McEwan Fraser Legal

Solicitors & Estate Agents

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14 Roundhouse Crescent

RENFREW, RENFREWSHIRE, PA4 8FN



The Location

RENFREW

Roundhouse Crescent is a great place to live and commute from. Quiet and peaceful yet only a short drive to the superb facilities of Braehead, including the famous arena with ice-skating and curling rinks. Braehead is also the natural home of the Clydebuilt Maritime Heritage Centre. Soar (formerly Xscape), provides an impressive range of activities for all ages and tastes.

The property is only a fifteen-minute drive from Glasgow city centre and only four miles from the airport. There are excellent bus services linking Braehead and all areas of Renfrew with Glasgow and Paisley and a good range of schooling for all ages within the area.

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.





14 Roundhouse Crescent

RENFREW

McEwan Fraser Legal are delighted to offer to the market this spacious and tastefully decorated three bedroom, mid-terraced villa, split over two levels offering excellent accommodation in a quiet area close to Schools, Braehead and motorway access.

The property would be an ideal house for a wide variety of potential purchasers looking for their ideal home. Room dimensions are generous and the property is of a neutral décor and in walk-in condition

Once inside, discerning purchasers will be greeted with a first-class specification. The formal lounge is pleasantly located to the front of the property and has a range of furniture configurations and a pleasant outlook. The kitchen diner is flooded with natural light from the doors providing access onto the rear garden, allowing you to invite outside in. It has a modern range of floor and wall-mounted units with a contemporary worktop, creating a

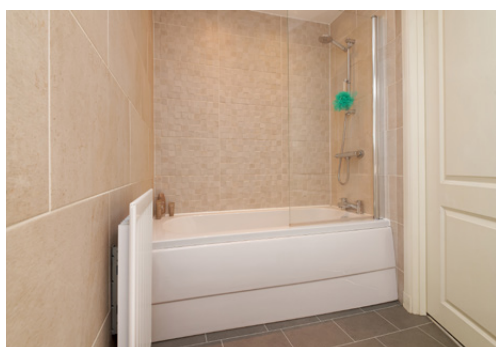
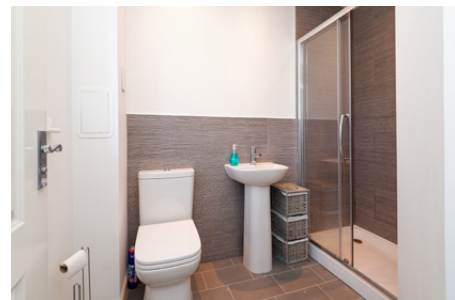
fashionable and efficient workspace. The kitchen comes complete with a host of integrated appliances. A handy WC completes the ground floor accommodation.

Journeying to the first floor, you will discover three well-proportioned bedrooms. All of the bedrooms are bright and airy with a range of furniture configurations with space for additional free-standing furniture if required. The master bedroom is further complemented with an impressive en-suite. The family bathroom suite completes the impressive accommodation internally.

Externally, there are private front and rear gardens with a parking bay to the front. The landscaped gardens are low maintenance and the garden to the rear is fully enclosed.

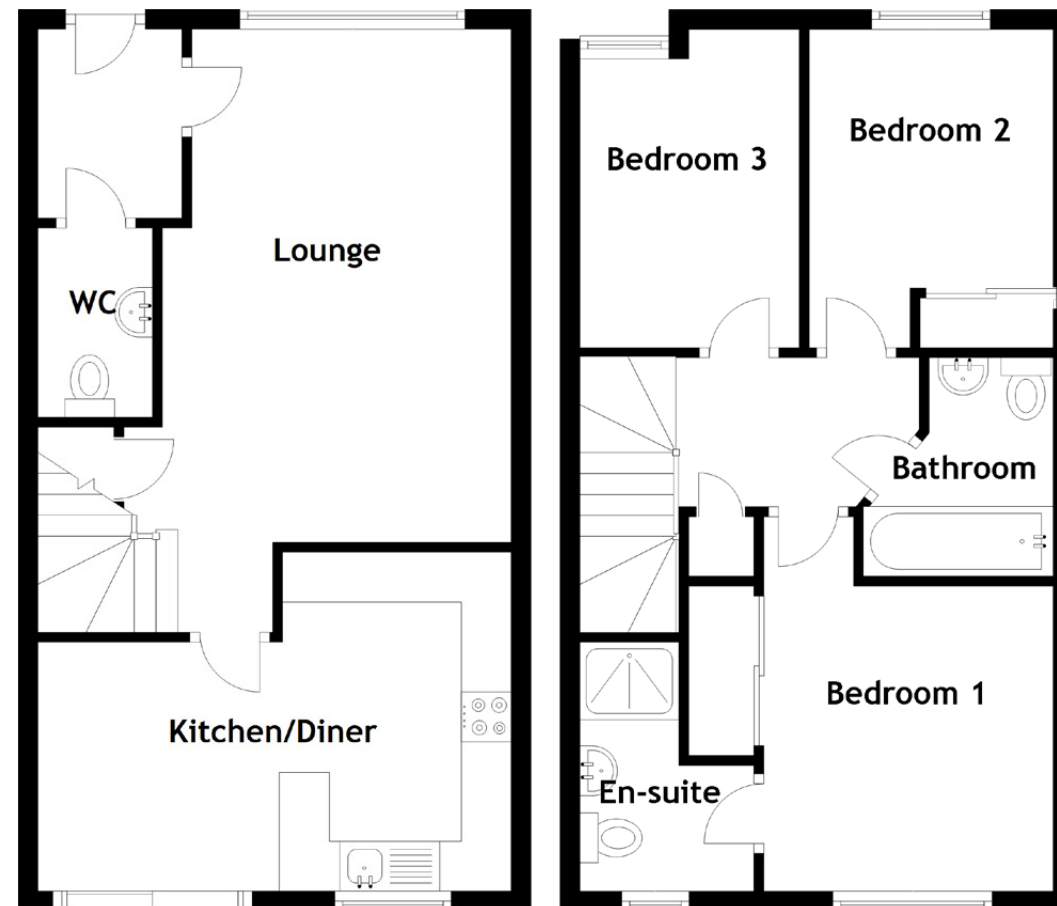
The high specifications of this home also include double glazing and gas central heating for additional comfort all year round.





Specifications & Details

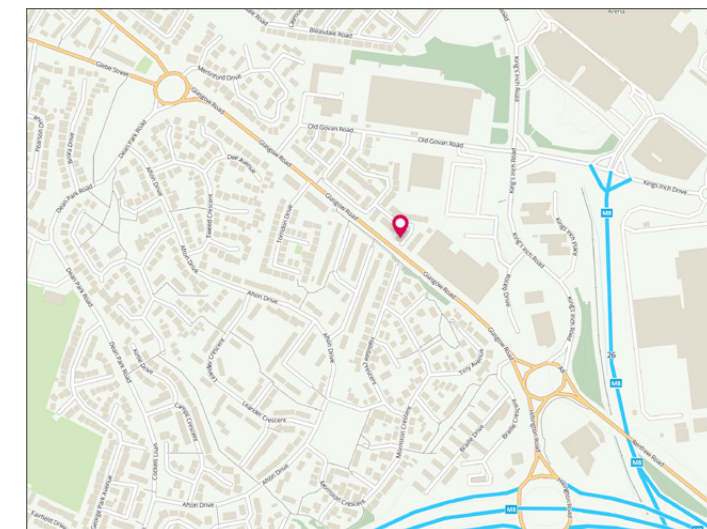
FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions
(Taken from the widest point)

GROUND FLOOR	
Lounge	5.15m (16'11") x 3.50m (11'6")
Kitchen/Diner	4.75m (15'7") x 3.40m (11'2")
WC	1.90m (6'3") x 1.15m (3'9")
FIRST FLOOR	
Bedroom 1	3.50m (11'6") x 2.90m (9'6")
Bedroom 2	3.20m (10'6") x 2.45m (8')
Bedroom 3	3.20m (10'6") x 2.20m (7'3")
Bathroom	2.20m (7'2") x 1.90m (6'3")
En-suite	2.00m (6'7") x 1.75m (5'9")

Gross internal floor area (m²): 82m²
EPC Rating: B






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**Part
 Exchange
 Available**

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