

# 4D Bell Street

RENFREW, PA4 8PP



*A tastefully decorated two bedroom, first floor flat.  
Positioned in a popular pocket of Renfrew.*



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Part Exchange Available. We are delighted to introduce to the market this spacious, but cosy two bedroom first floor flat. The property commands an excellent internal specification, that is a spacious, well-designed apartment which may be of particular interest to a professional couple seeking an easily managed property centrally placed for shops, bars, restaurants and road links or perfect for first-time buyer(s).

The flat has been designed to maximise the natural available light to create a modern ambience and as one would expect, room dimensions are very fair and the accommodation has been arranged to offer both flexibility and individuality.

## THE LOUNGE



On entering this property you walk into a hallway, which provides access to all rooms. An impressive lounge, with a large picture window to the front aspect that floods the room with natural light.



# THE KITCHEN



The fitted kitchen includes a good range of floor and wall mounted units with a host of integrated appliances and ample space for free-standing appliances.







Clear, crisp and contemporary styling continues into the two well-appointed bedrooms, both with a range of furniture configurations and space for additional furniture if required.

A contemporary family bathroom suite completes the impressive accommodation internally.

## BEDROOM 1



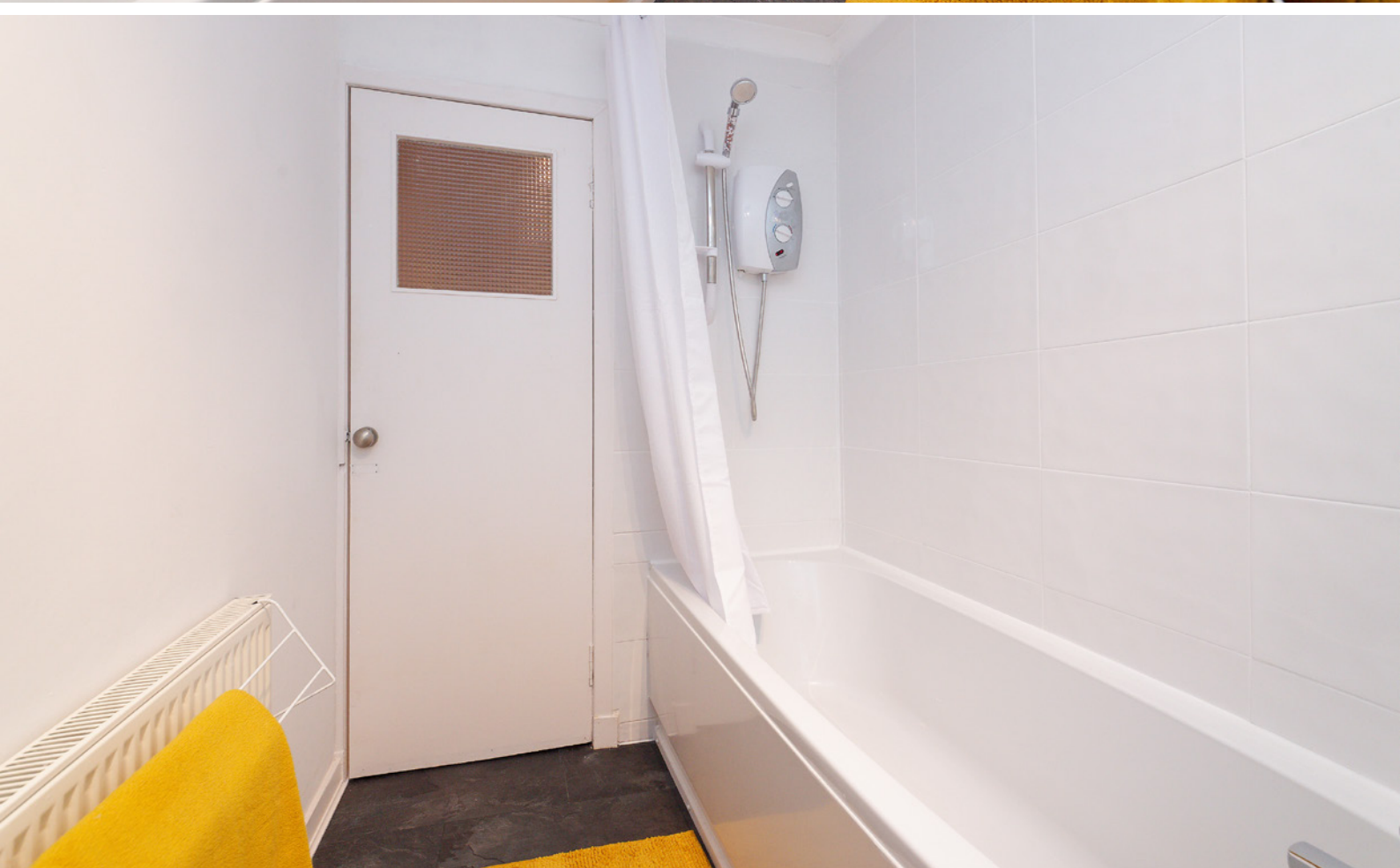


# BEDROOM 2





# THE BATHROOM





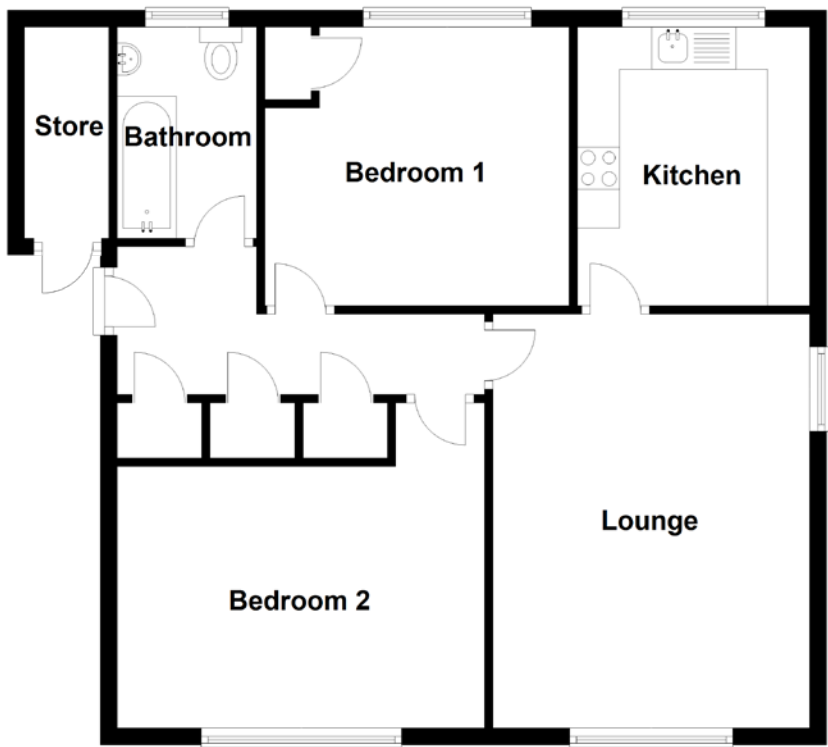
Externally, there are well maintained communal gardens with off-road parking to the side and rear of the building.  
Double glazing and gas central heating are provided throughout.

# THE EXTERNALS

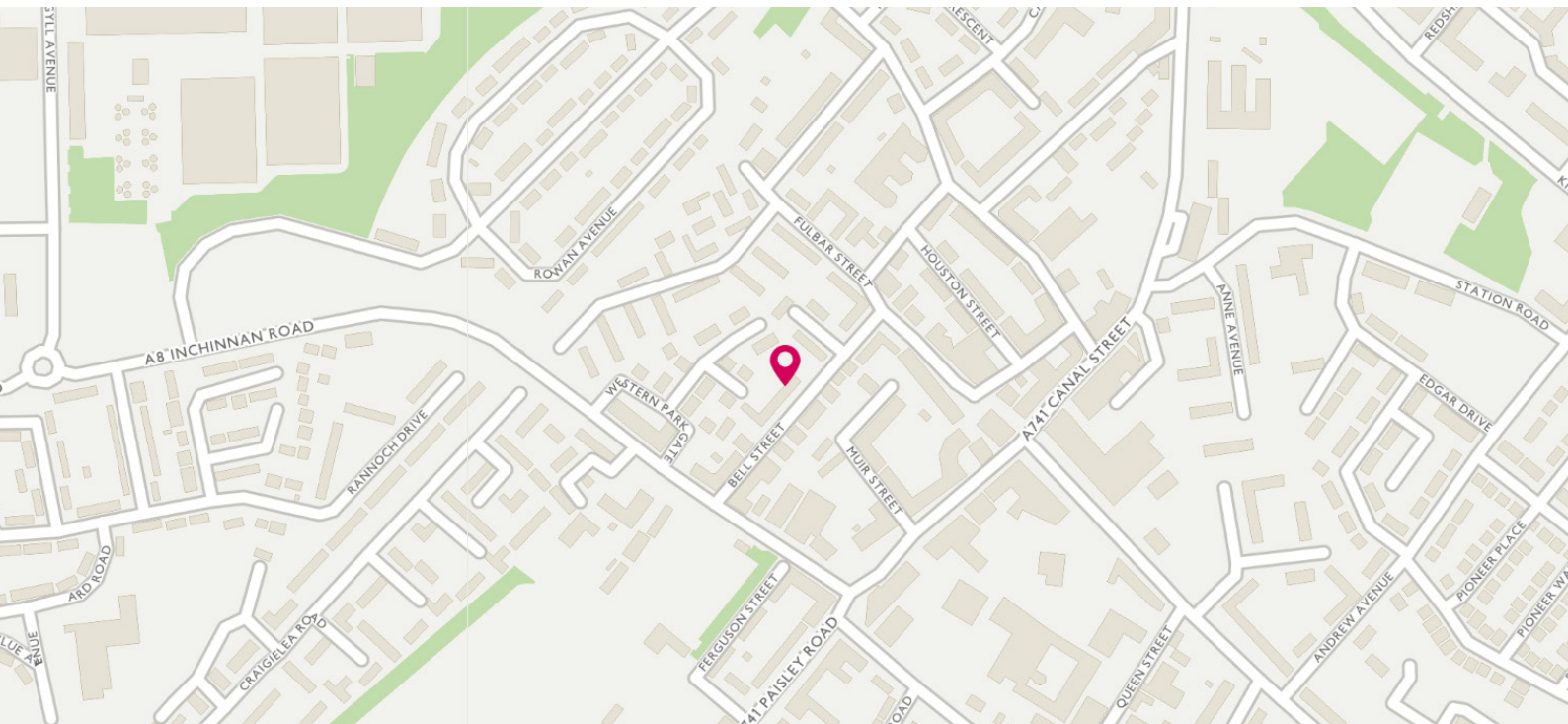




# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)		Store	2.50m (8'2") x 1.00m (3'3")
Lounge	4.90m (16'1") x 3.75m (12'4")	Gross internal floor area (m <sup>2</sup> ): 66m <sup>2</sup> EPC Rating: C	
Kitchen	3.30m (10'10") x 2.75m (9')		
Bedroom 1	3.60m (11'10") x 3.30m (10'10")	Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings.	
Bedroom 2	4.35m (14'3") x 3.85m (12'8")		
Bathroom	2.50m (8'2") x 1.60m (5'3")		





# THE LOCATION

Bell Street 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.



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**Part  
Exchange  
Available**



Text and description  
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