

# 41 Nethergreen Wynd

RENFREW, PA4 8HT



*BEAUTIFULLY PRESENTED AND TASTEFULLY  
DECORATED TWO BEDROOM DETACHED VILLA*



0131 524 9797



[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)



[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)







---

McEwan Fraser Legal are delighted to offer to the market this spacious and tastefully decorated two bedroom, detached villa, split over two levels offering excellent family accommodation in a quiet cul-de-sac close to Robertson Park, 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 dining kitchen 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 integrated appliances, Bosch hob, oven, microwave and washing machine and a Zanussi fridge/freezer and dishwasher. A handy WC completes the ground floor accommodation.

---



the lounge







kitchen/diner







**kitchen detail**











Journeying to the first floor, you will discover two well-proportioned bedrooms. Both of the bedrooms are bright and airy with a range of furniture configurations with space for additional free-standing furniture if required.

The family bathroom suite completes the impressive accommodation internally.





**bedroom 1**



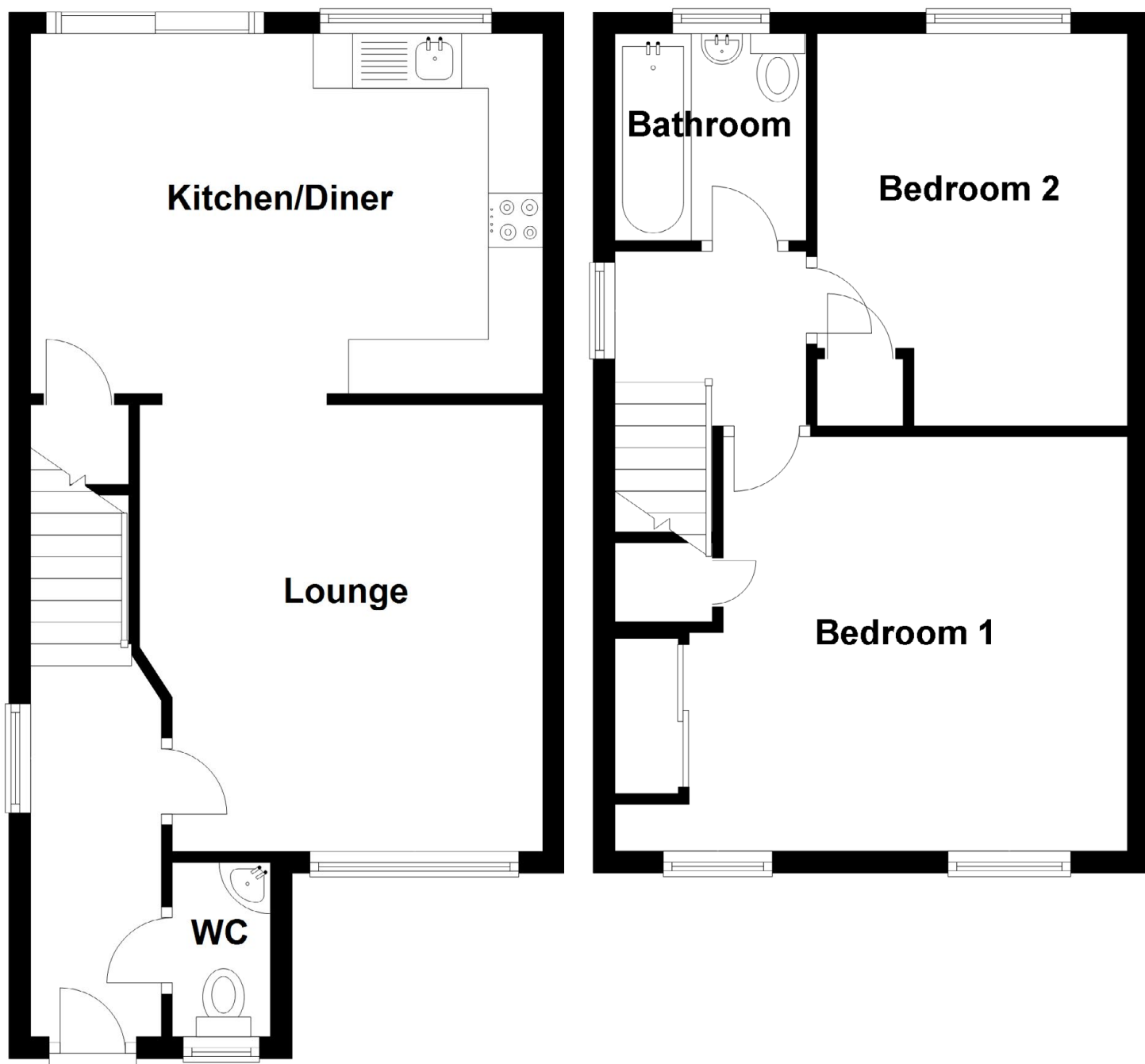




**bedroom 2**







#### Approximate Dimensions

(Taken from the widest point)

Kitchen/Diner	4.70m (15'5") x 3.30m (10'10")	WC	1.60m (5'3") x 0.90m (2'11")
Lounge	4.10m (13'5") x 3.70m (12'2")		
Bedroom 1	4.80m (15'9") x 3.90m (12'10")	Gross internal floor area (m <sup>2</sup> ): 74m <sup>2</sup>	
Bedroom 2	3.60m (11'10") x 2.70m (8'10")	EPC Rating: C	
Bathroom	1.90m (6'3") x 1.75m (5'9")		





Externally, there are private front and rear gardens. The landscaped garden is low maintenance as the grass and hedging are artificial and new large patio area. An added bonus is the garden room (with power) in the rear garden which is currently being utilized as a Gym but equally could be a home office.

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





---

Nethergreen Wynd 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.

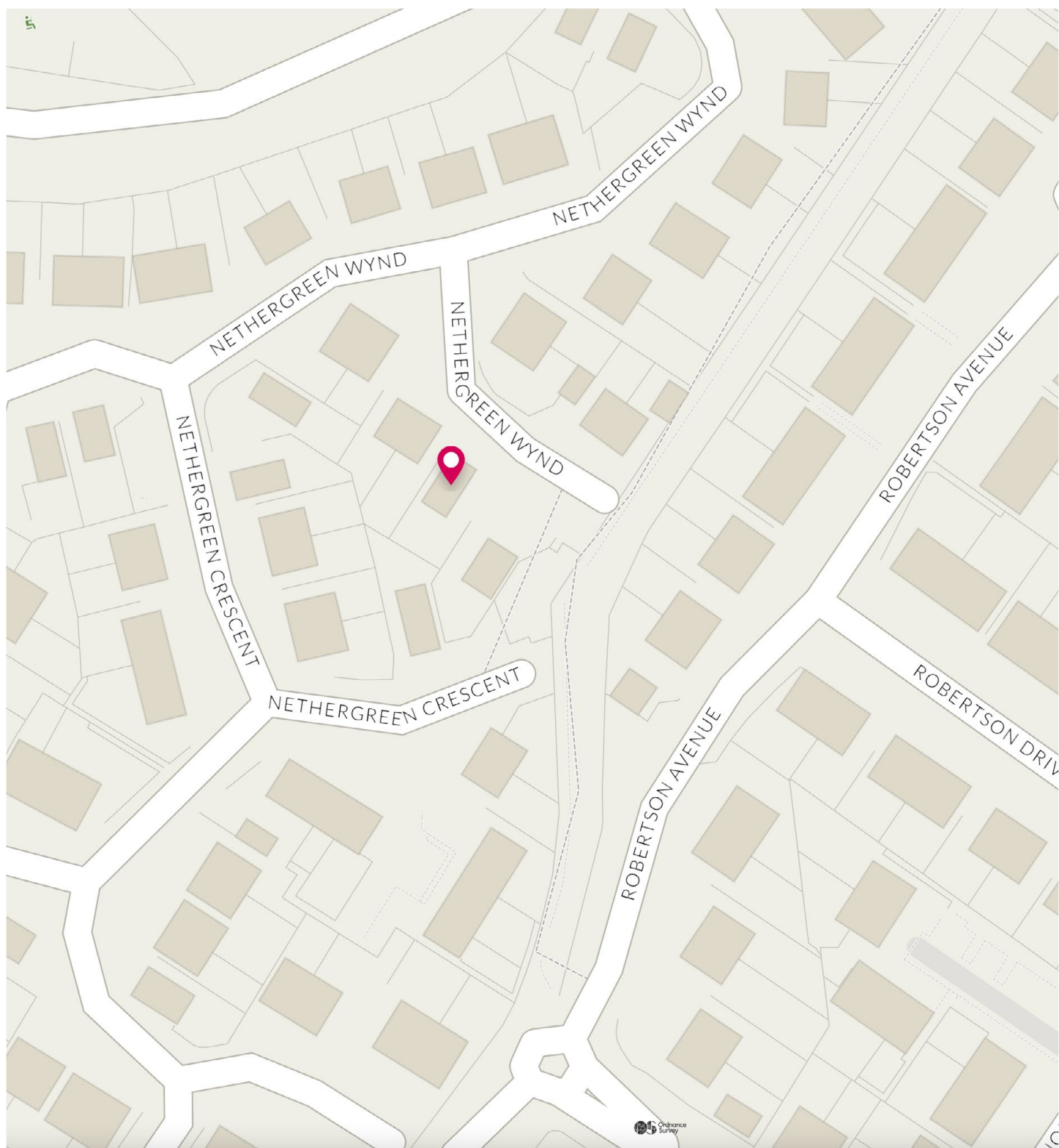
The property is only a fifteen-minute drive from Glasgow city centre and only four miles from the airport. There are excellent bus services linking Braehead and all areas of Renfrew with Glasgow and Paisley and a good range of schooling for all ages within the area.

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.

---

## The Location





# McEwan Fraser Legal

Solicitors & Estate Agents

Tel. 0131 524 9797

[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)

[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

Part  
Exchange  
Available



THE SUNDAY TIMES  
THE SUNDAY TIMES



Text and description  
**DIANE KERR**  
Area Manager



Professional photography  
**CRAIG DEMPSTER**  
Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
Designer

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. 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. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.