

# 35 Broadloan

RENFREW, RENFREWSHIRE, PA4 0SB



*Traditional three bed mid-terraced villa with a host of  
periodic features and traditional charm*



0131 524 9797



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



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





---

Part Exchange Available. We are delighted to bring to the market this beautifully presented three bedroom, mid-terraced, traditional sandstone villa formed over two levels that sits within fully enclosed gardens, positioned on a highly sought after street, in a popular pocket of Renfrew.

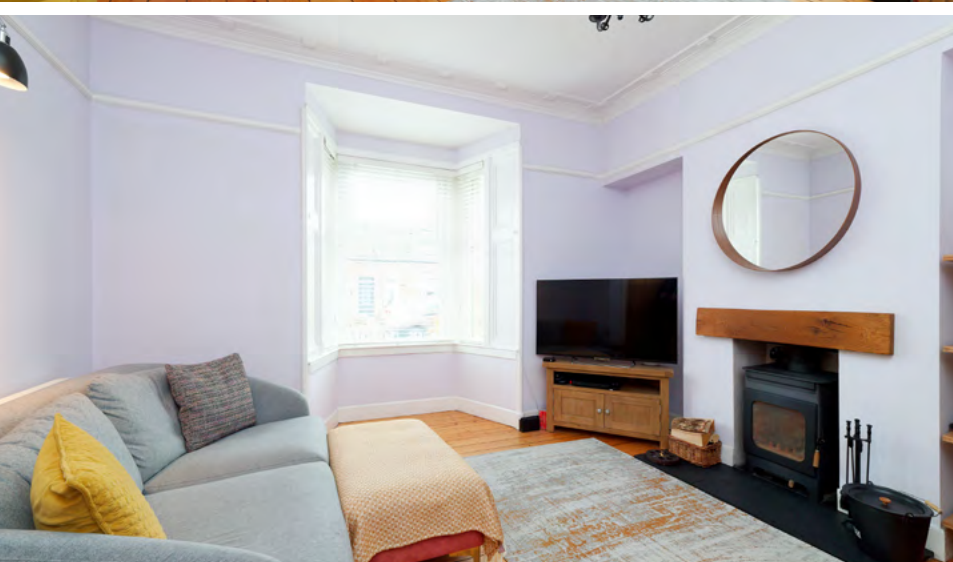
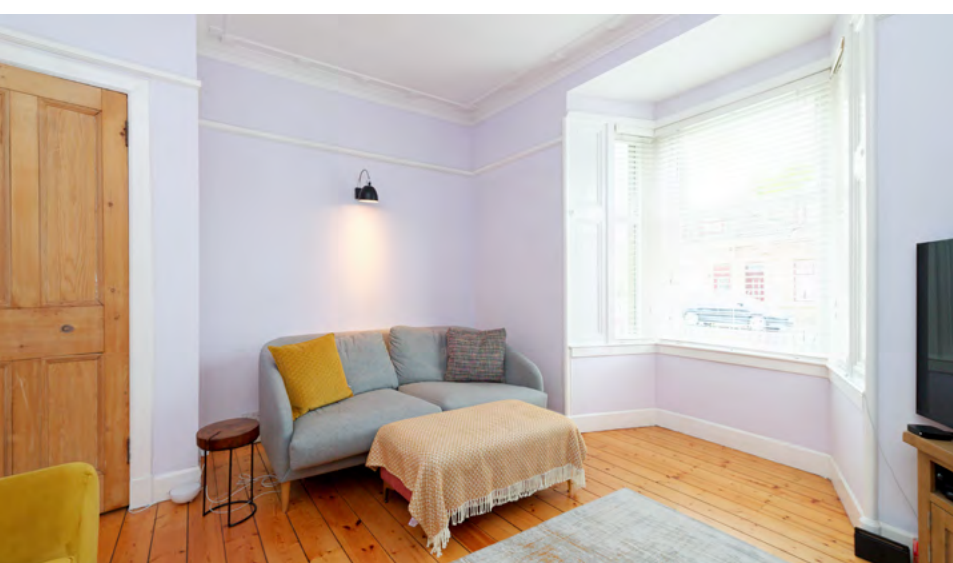
Room dimensions are generous, and the accommodation has been arranged to offer flexibility and individuality. Once inside, discerning purchasers will be greeted with a first-class specification. On entering this unique property, the welcoming hallway sets the tone for the rest of the house and leaves you excited to see what the rest of the property has to offer.

---





# The Lounge



The formal lounge hosts a variety of features and focal points which will no doubt attract a wide variety of potential purchaser(s) looking for their ideal home. These features include a feature fire and surround and a bay window to the front aspect, flooding the room with natural light. Many a relaxing evening has been spent in front of the fire unwinding after a hard day at work.







## The Kitchen

The kitchen has a selection of modern floor and wall mounted units with a contemporary work surface, creating a fashionable and efficient workspace. It also hosts a selection of integrated appliances. The separate dining area/family zone is popular with all members of the family and it's easy to imagine the evenings of fine dining this zone has played host to and the chef is never too far away from the party.





# Dining Room







## The Landing

---

Journeying upstairs there is a family bathroom suite mid-landing. The three-piece suite has fitted vanity furniture and a chrome towel rail. Thereafter the three well-proportioned bedrooms all have a range of furniture configurations and space for additional free-standing furniture if required.

---





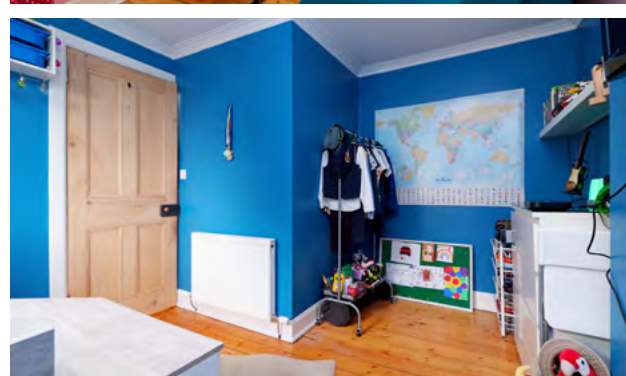
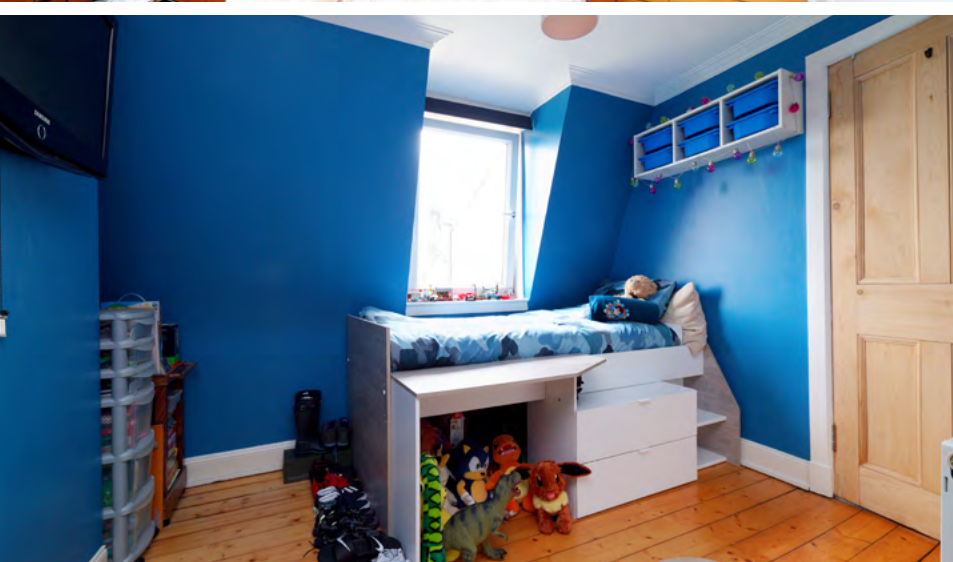
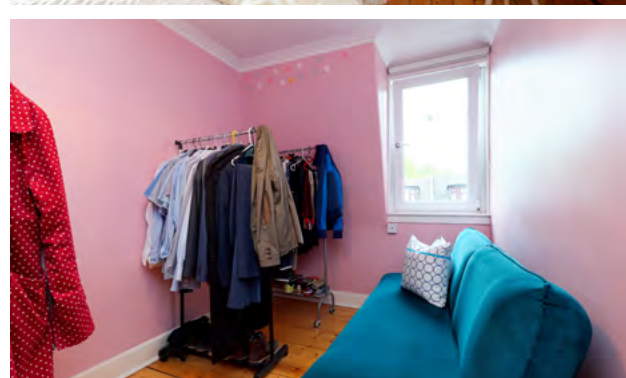
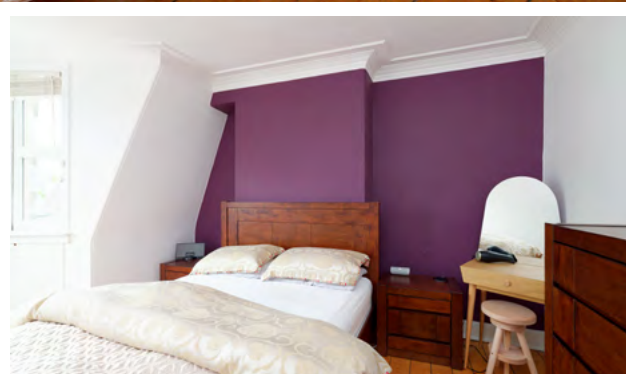
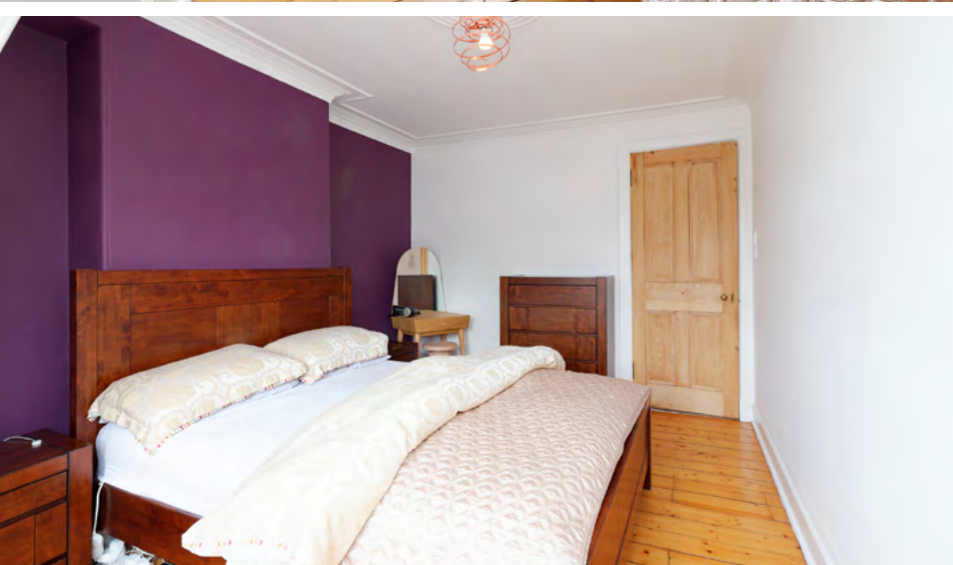


The Bathroom





# The Bedrooms





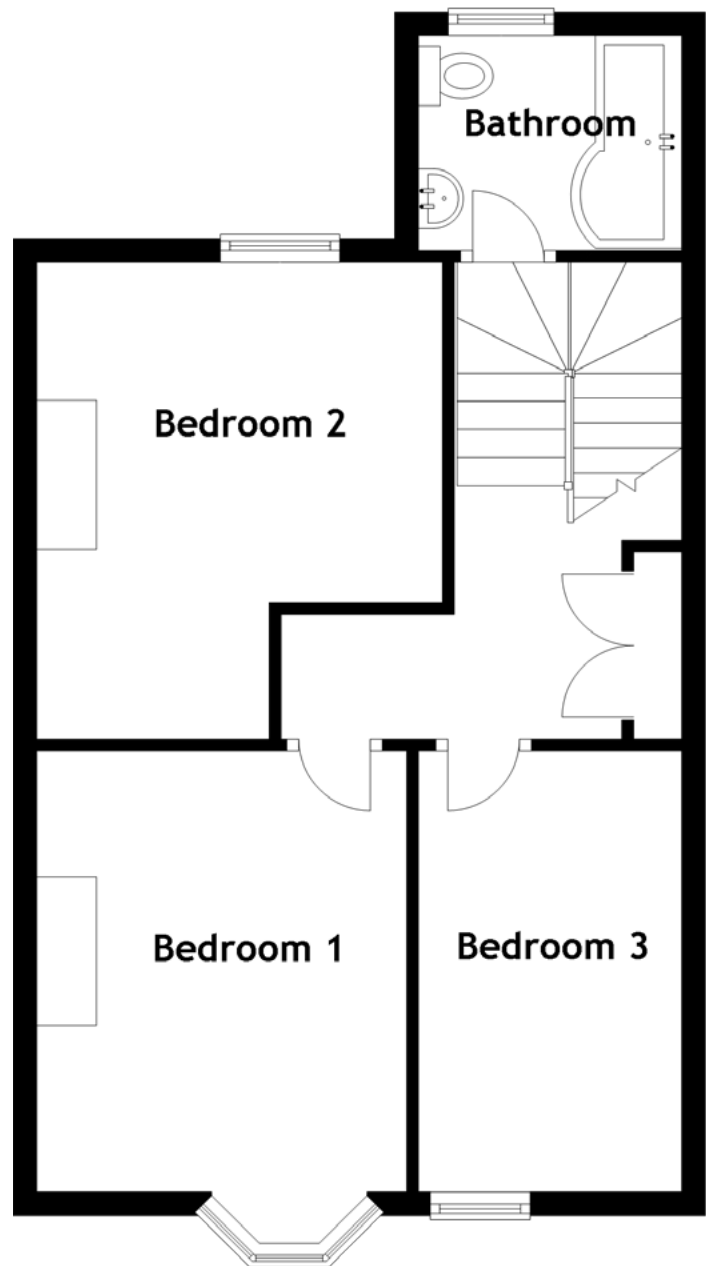
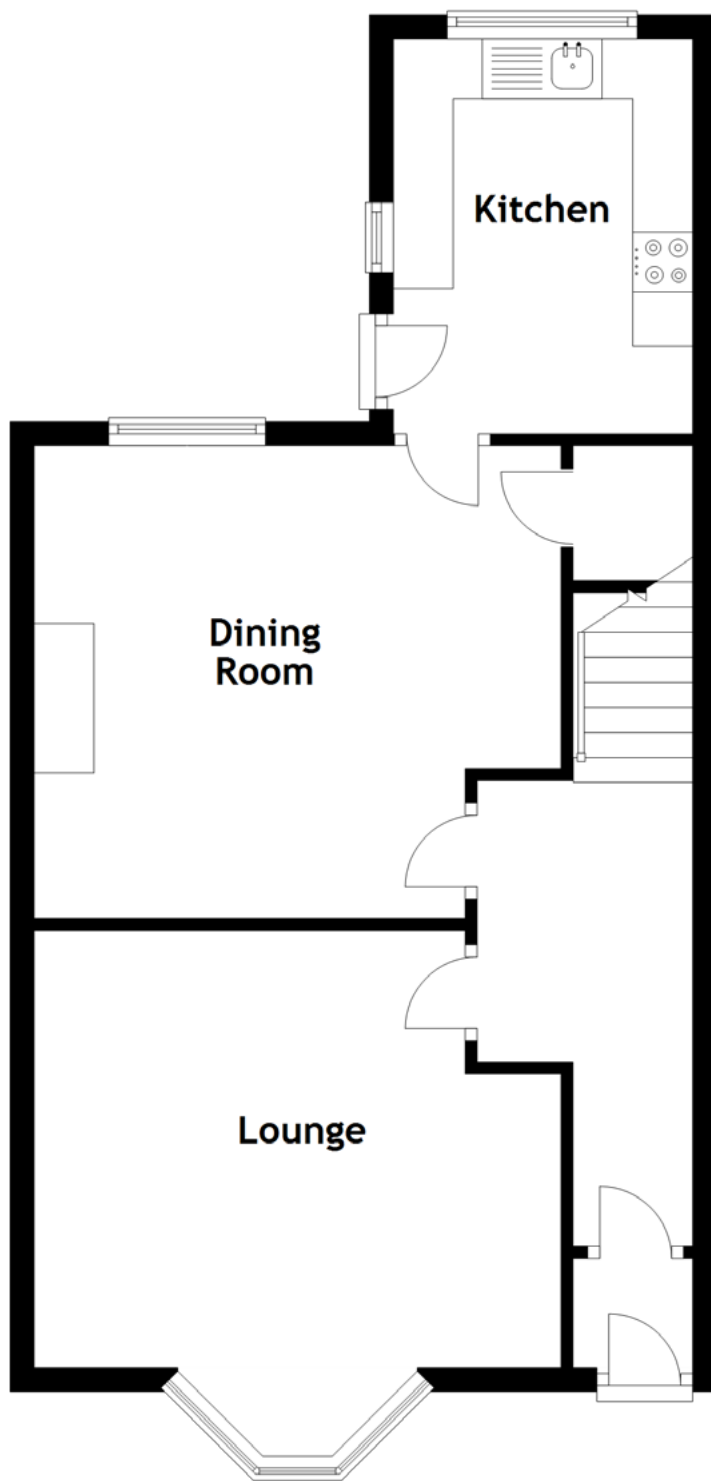


## The Garden

Externally the property has enclosed front and rear gardens providing a safe environment for children. The rear garden is a real suntrap and will be popular in the summer months enjoying the peace and quiet. The property has both gas central heating and double glazing creating a warm, yet cost-effective way of living all year round.







Approximate Dimensions  
(Taken from the widest point)

Lounge	4.40m (14'5") x 4.30m (14'1")
Dining Room	4.40m (14'5") x 3.95m (13')
Kitchen	3.30m (10'10") x 2.50m (8'2")
Bedroom 1	4.13m (13'7") x 3.10m (10'2")

Bedroom 2	4.00m (13'1") x 3.40m (11'2")
Bedroom 3	3.70m (12'2") x 2.21m (7'3")
Bathroom	2.25m (7'5") x 1.80m (5'11")

Gross internal floor area (m<sup>2</sup>): 96m<sup>2</sup>  
EPC Rating: D

## Floor Plan





---

Broadloan 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



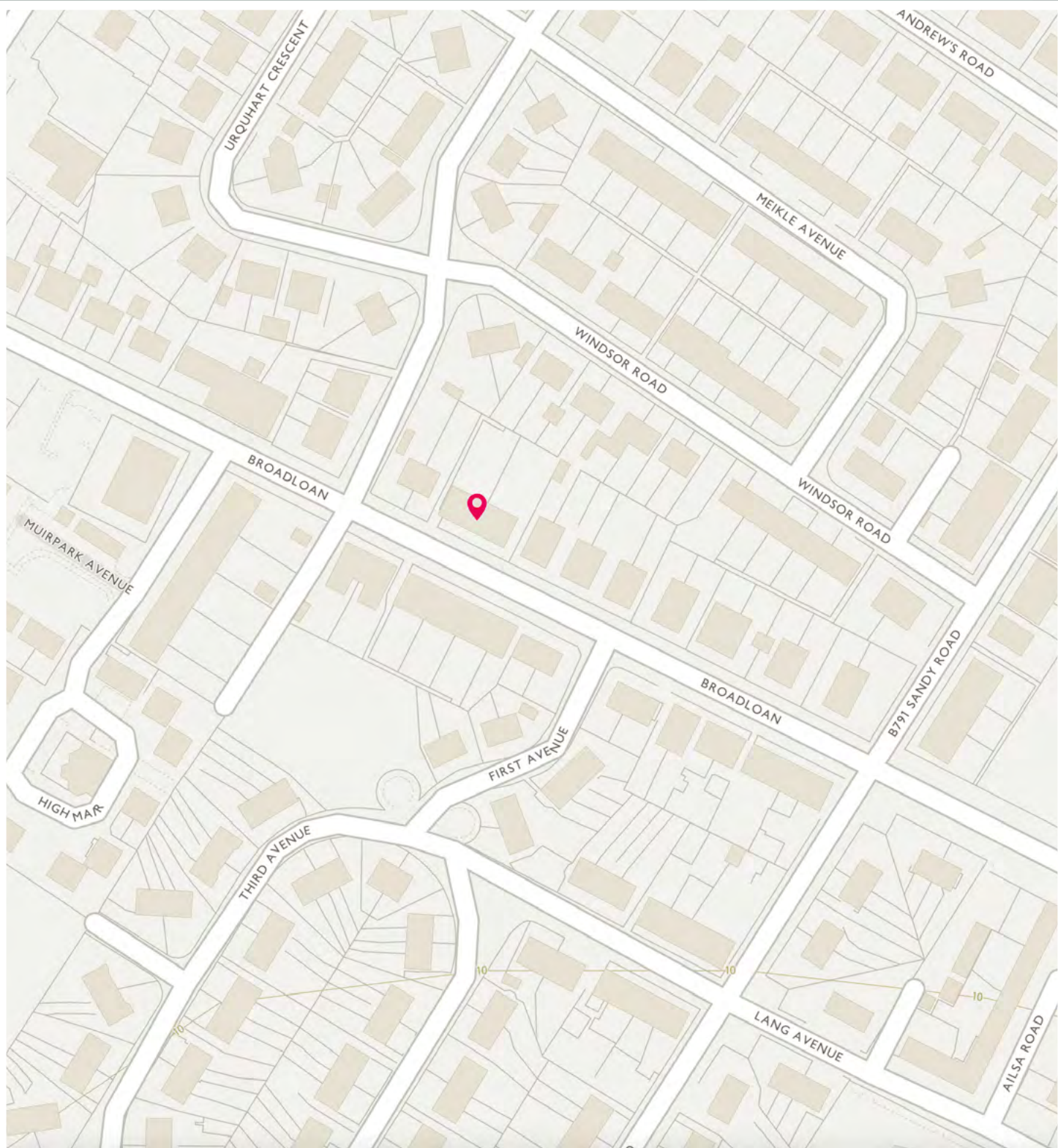


Image credit: <https://www.ordnancesurvey.co.uk/osmap/>

# 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.