

169 Craigielea Road

RENFREW, RENFREWSHIRE, PA4 8EW



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



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Tastefully decorated and spacious two bedroom first floor flat positioned in a popular area of Renfrew.



Part Exchange available. This fabulous apartment is located within a handsome building that enjoys an enviable, elevated position to create a spacious, low-maintenance, design-led property that oozes modern living. 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 LOUNGE



The formal lounge is flooded with natural light from the window to the front aspect. This is the perfect ambience in which to unwind after a hard day.

THE KITCHEN



The kitchen is a feast of modern, minimalistic chic, with a streamlined work surfaces over flush unit doors in natural tones and a range of integrated appliances - meaning it's equipped for convenience and functionality.



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. Bedroom one is further complimented with fitted wardrobes - creating excellent storage space.

BEDROOM 1



BEDROOM 2



THE BATHROOM

The sleek three-piece bathroom suite, completes the impressive accommodation internally. Residents can also enjoy further peace of mind with a door entry handset.

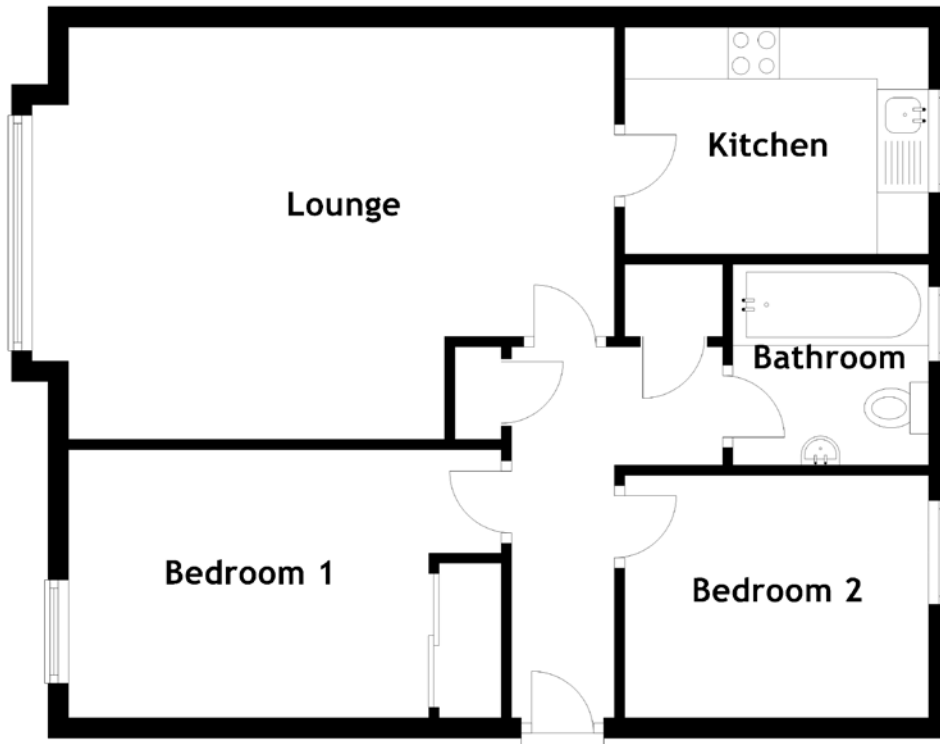


Lifestyle is highly regarded within the development, which features private residents parking, and well-kept communal grounds.

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



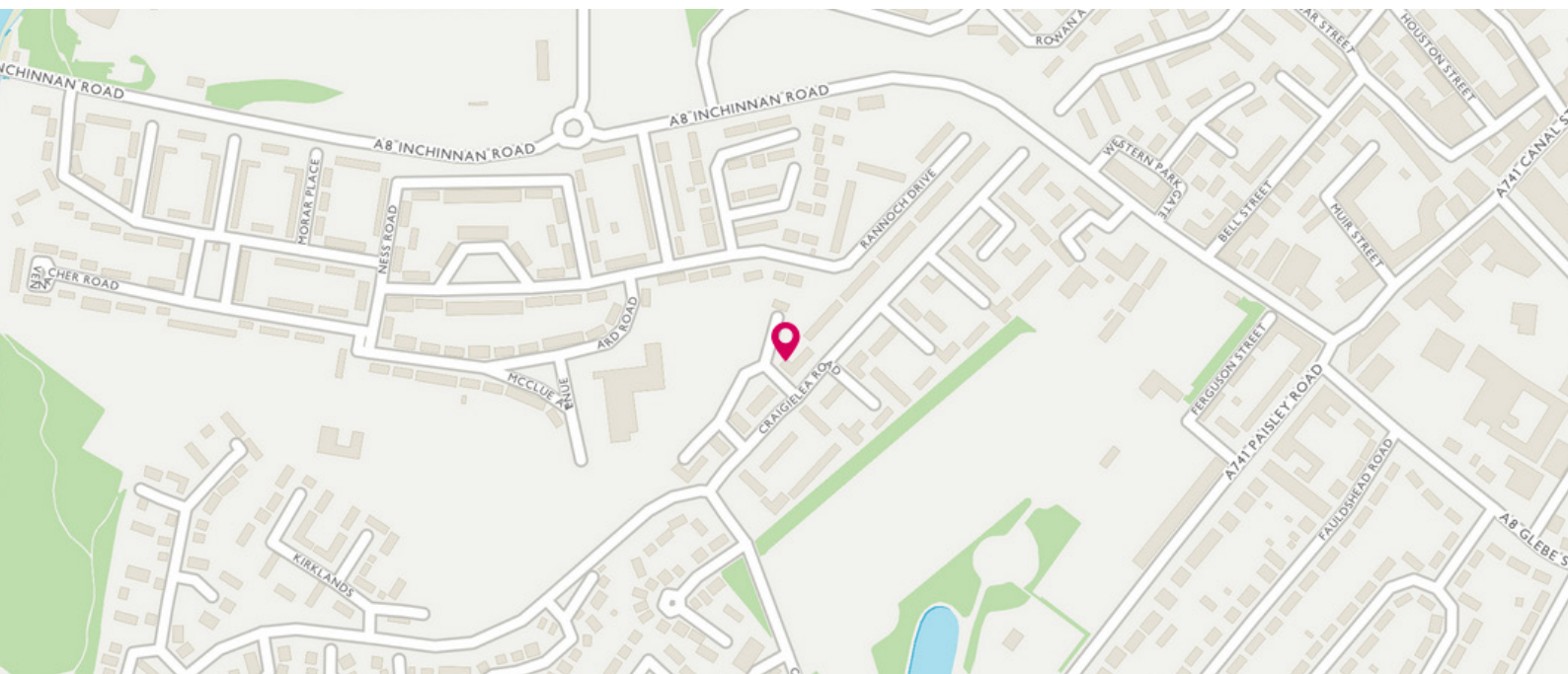
Approximate Dimensions
(Taken from the widest point)

Lounge	5.65m (18'7") x 4.00m (13'1")
Kitchen	2.95m (9'8") x 2.20m (7'3")
Bedroom 1	4.20m (13'9") x 4.20m (13'9")
Bedroom 2	2.95m (9'8") x 2.25m (7'5")
Bathroom	1.95m (6'5") x 1.90m (6'3")

Gross internal floor area (m²): 57m²
EPC Rating: C

Buyer's Premium Value: £2,400.00

Extras (Included in the sale): Carpets and floor coverings, light fixtures and fittings, curtains and blinds. Furniture is negotiable with the seller.



THE LOCATION

Craigielea Road 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



THE SUNDAY TIMES
THE TIMES



Text and description
DIANE KERR
Area Manager



Layout graphics and design
ALLY CLARK
Designer

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