

0/3,3 Mulberry Crescent

FERRY VILLAGE, RENFREW, PA4 8FJ



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

*Tastefully decorated two bedroom, ground floor flat
that is a brilliant example of modern living*



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This fabulous apartment is located within a handsome building which enjoys an enviable 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 the first-time buyer(s).

THE LOUNGE/KITCHEN



The perfect apartment for entertaining is the open-plan kitchen which extends into the well-proportioned living space, ensuring that the chef is never far away from the party. The kitchen is a feast of modern, minimalist chic, with streamlined work surfaces over flush unit doors in natural tones and a range of integrated appliances - meaning it's equipped for convenience and functionality. The extensive glazing in this zone makes the most of the natural light to create a modern and contemporary ambience.





Clear, crisp and contemporary styling continues into the two bedrooms with a range of furniture configurations and space for additional furniture if required. The master bedroom is further complimented with built-in storage and an impressive ensuite. The sleek three-piece main bathroom suite completes the impressive accommodation internally.

THE BATHROOM



THE MASTER BEDROOM



BEDROOM 2



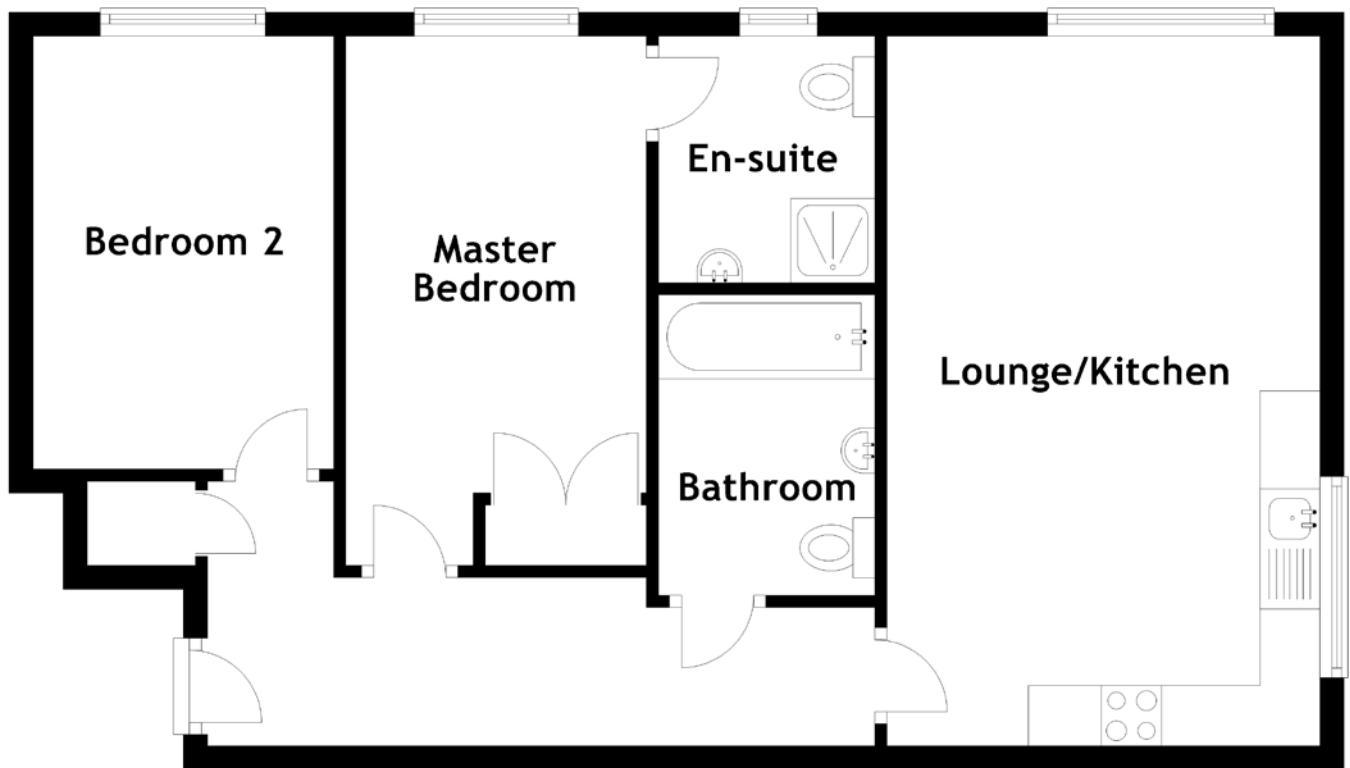
The property is serviced by gas central heating which ensures a warm yet cost-effective way of living all year round. Residents can also enjoy further peace of mind with a door entry handset.

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

EXTERNALS



FLOOR PLAN, DIMENSIONS & MAP



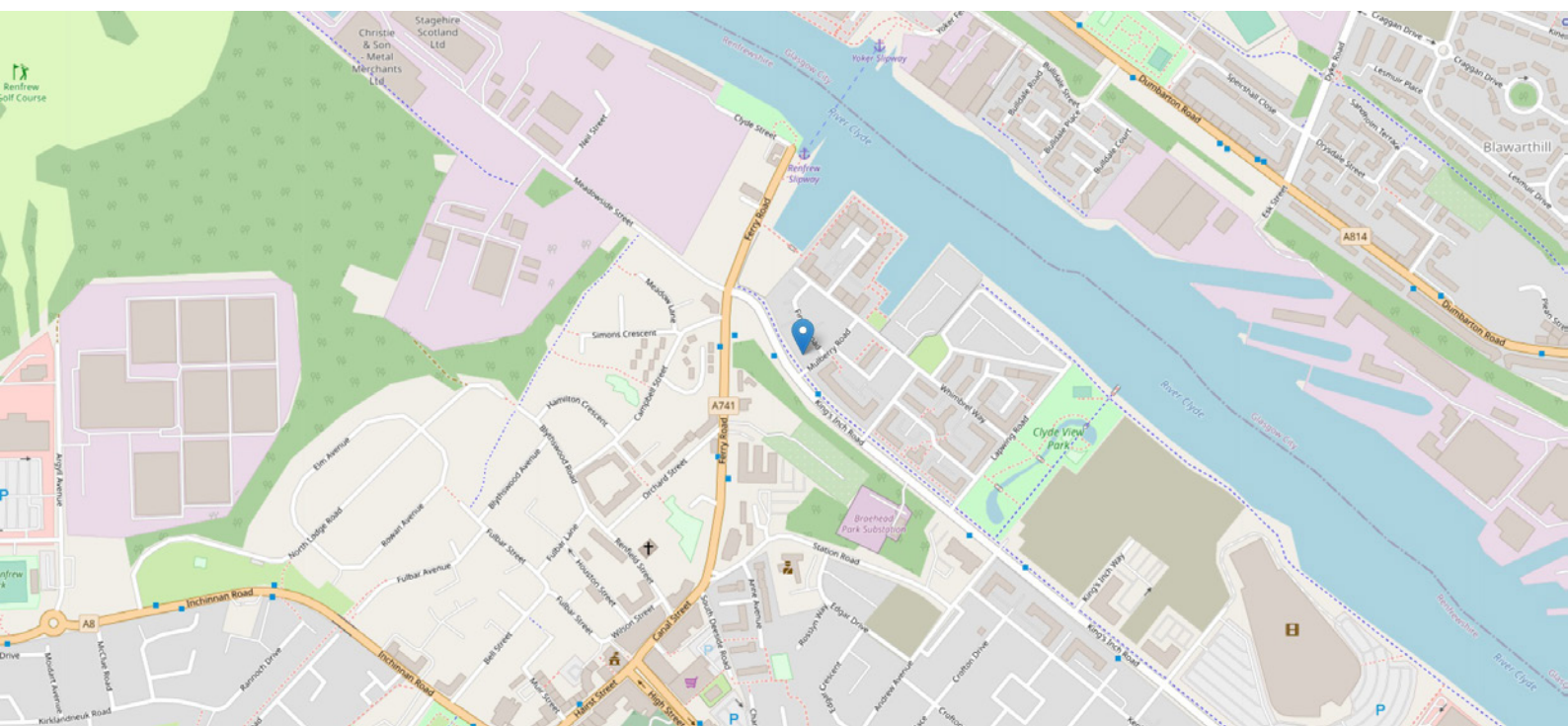
Approximate Dimensions
(Taken from the widest point)

Lounge/Kitchen	5.90m (19'4") x 3.60m (11'10")
Bathroom	2.50m (8'2") x 1.80m (5'11")
Master Bedroom	4.40m (14'5") x 2.50m (8'2")
En-suite	2.05m (6'9") x 1.80m (5'11")
Bedroom 2	3.60m (11'10") x 2.50m (8'2")

Gross internal floor area (m²): 62m²
EPC Rating: B

Buyer's Premium Value: £ 3500.00

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



THE LOCATION

Virtually on the doorstep of Ferry Village, the magnificent Clyde View Park includes fountains, cycle ways, play areas, artworks, and habitats designed to foster wildlife. Its riverside walkway leads 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, where you can follow the fascinating story of the shipbuilding and trade that made the river such a powerful centre of commerce. Soar (formerly Xscape), housed in a striking modern building, provides an impressive range of activities for all ages and tastes, including a snow slope, rock climbing, aerial adventure, bowling, a white-knuckle ride, a state of the art twelve-screen multiplex cinema and a choice of bars, restaurants and nightclubs.





On the other side of Ferry Village, the more placid attractions of Renfrew Golf Course are just a few minutes walk away. Braehead is one of the premier shopping centres in the west of Scotland, with over a hundred stores, ranging from the food outlets at Marks & Spencer and Sainsbury's to the furniture giant Ikea and a comprehensive selection of fashion shops and high street names. There are additional sports goods shops within Soar and a choice of local retailers, including a convenience store a few minutes walk away in Renfrew High Street.

Ferry Village is just a fifteen-minute drive from Glasgow city centre and only four miles from the airport. There are excellent bus services linking Braehead with Glasgow and Paisley.



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