

70c Paisley Road

RENFREW, PA4 8EX



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

*Magnificent one bedroom, traditional tenement flat,
perfect location in the heart of Renfrew*



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Occupying a preferred first-floor position, within this handsome sandstone building, is this magnificent one-bedroom flat - presented to the market in "truly walk-in" condition. A wealth of period detailing has been retained which will no doubt appeal to the discerning buyer. The flat has been designed to maximise the available natural light, creating a modern ambience, and has been professionally modernised and upgraded including a new kitchen, and re-decorated throughout with a fresh and contemporary theme.

As one would expect from a traditional tenement, room dimensions are very generous and the accommodation has been arranged to offer both flexibility and a high level of individuality.

THE LOUNGE



On entering this property, you walk into a welcoming hallway. On the right is an immediately impressive lounge, with a picture window to the front aspect, flooding the room with natural light and providing pleasant views. The lounge also has some extensive storage cupboards which help keep the property tidy and clutter-free.

THE KITCHEN



The newly fitted kitchen includes a fantastic range of contemporary floor and wall-mounted units with a complimentary worktop. It further benefits from an integrated oven and hob.



The master bedroom is huge, you won't find any new flats with these kinds of room dimensions, there is ample room for free-standing furniture and even office space for someone who works from home. The bathroom has also been recently modernised and has a beautiful shower over the bath, allowing for long refreshing showers and soaks after a hard day.

Externally to the flat, the close is excellent and there are tidy communal grounds, which are a great gathering place for the residents, where neighbourhood spirit is alive and well! On-street parking is also available in the immediate vicinity. Some properties tick every box, and this is undoubtedly one of them.

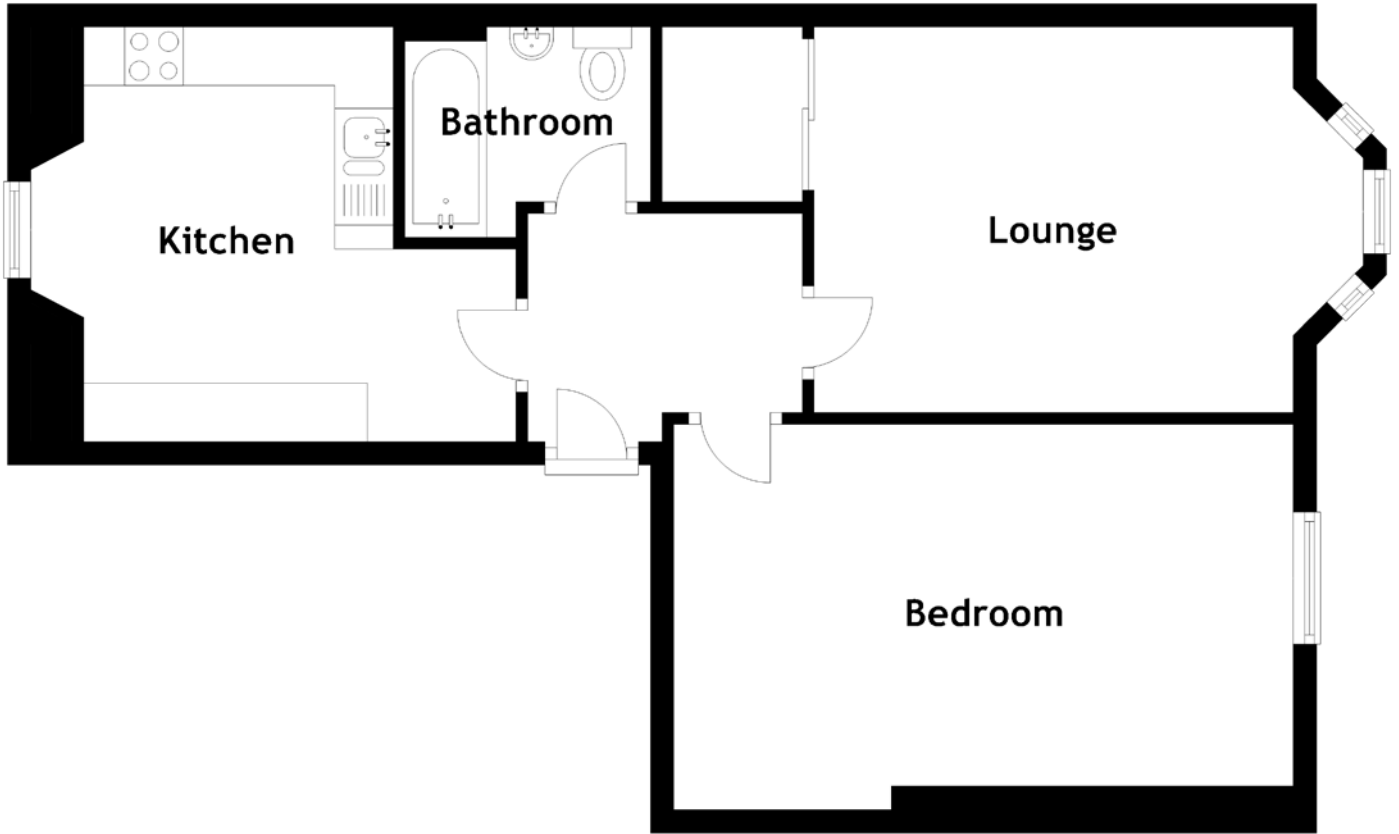
THE BATHROOM



THE BEDROOM



FLOOR PLAN, DIMENSIONS & MAP

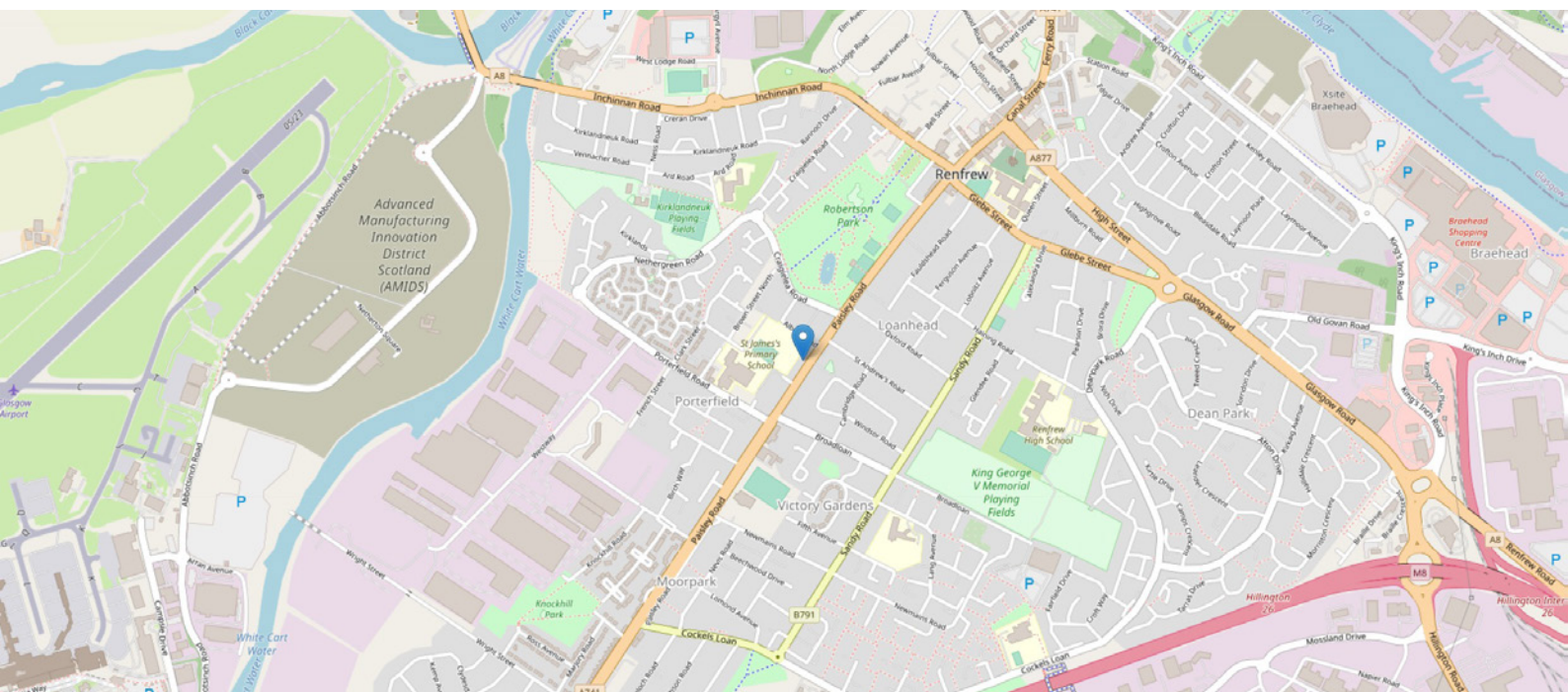


Approximate Dimensions (Taken from the widest point)

Lounge	4.70m (15'5") x 3.30m (10'10")
Kitchen	3.70m (12'2") x 3.40m (11'2")
Bedroom	5.30m (17'5") x 3.30m (10'10")
Bathroom	2.10m (6'11") x 1.85m (6'1")

Gross internal floor area (m²): 51m²
EPC Rating: C

Buyer's Premium Value: £3100.00



THE LOCATION

Paisley 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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