




McEwan Fraser Legal

Solicitors & Estate Agents

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2 Albert Road

RENFREW, RENFREWSHIRE, PA4 8ET



RENFREW

Albert 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.

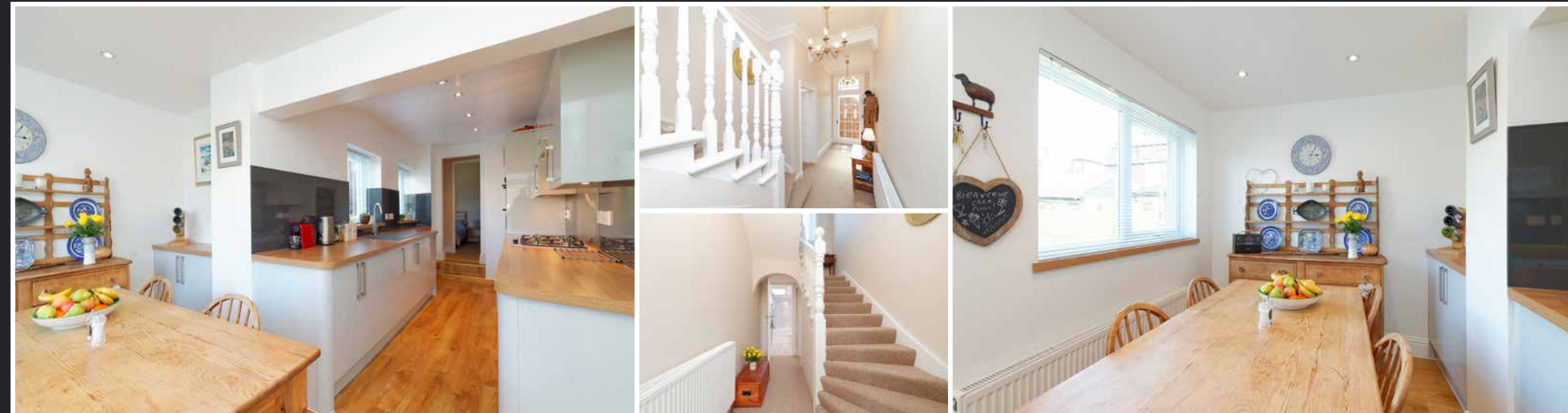


2 ALBERT ROAD

We are delighted to bring to the market this beautifully presented three bedroom, semi-detached, 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.

The current owners have renovated and tastefully decorated this property from top to bottom to a high standard throughout and put their own personal touch into each room. 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 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 breakfasting kitchen has a selection of floor and wall mounted units with a contemporary worksurface, creating a fashionable and efficient workspace. It also boasts a selection of integrated appliances, making this the perfect zone for an aspiring chef.

One of the bedrooms is ideally positioned on this level and has a range of furniture configurations and space for additional free-standing furniture if required. This room can be transformed to meet each individual purchaser's needs and requirements. The family bathroom completes the impressive accommodation on this level.

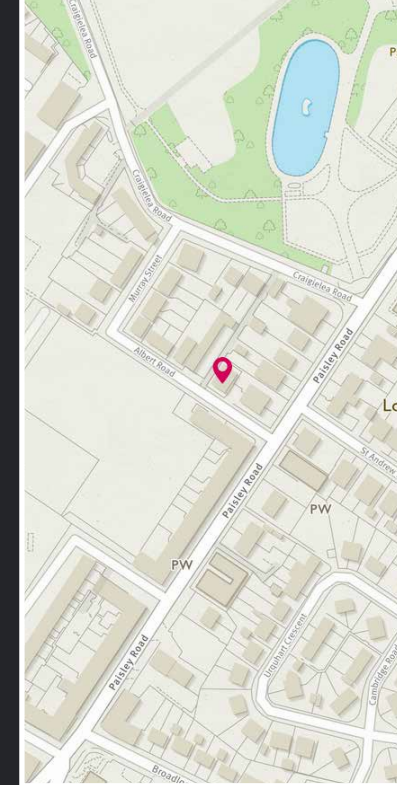




A wooden staircase from the hallway with a decorative window mid-way, providing light-filled space, gives access to the upper level where the crisp and contemporary styling continues. Firstly, you will find a fully modernised and luxurious shower room and a further two well-proportioned bedrooms. Both of the bedrooms are bright and airy with a range of furniture configurations.

Externally the property has enclosed front and rear gardens providing a safe environment for children. A driveway to the side provides off road parking. The property has both gas central heating and double glazing creating a warm, yet cost-effective way of living all year round.

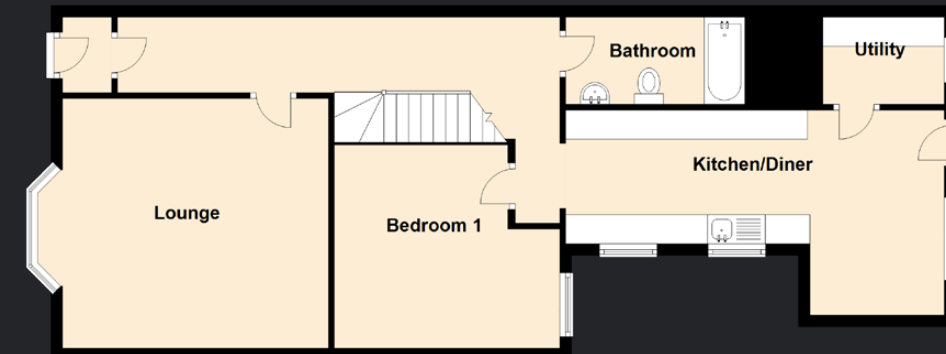
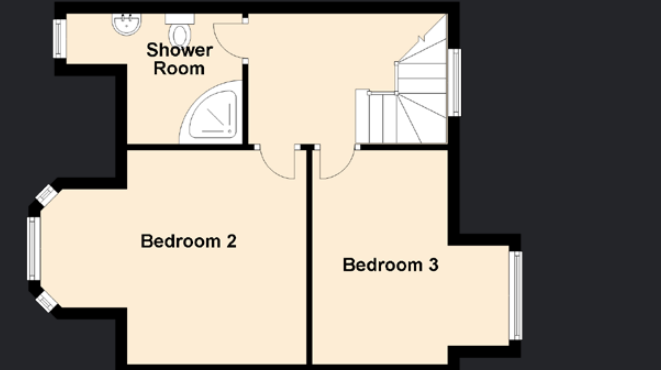
THE DETAILS



Approximate Dimensions (Taken from the widest point)

Lounge	4.60m (15'1") x 4.30m (14'1")
Kitchen/Diner	6.80m (22'4") x 3.30m (10'10")
Bedroom 1	3.90m (12'10") x 3.50m (11'6")
Bedroom 2	4.41m (14'6") x 3.70m (12'2")
Bedroom 3	3.70m (12'2") x 3.40m (11'2")
Bathroom	3.10m (10'2") x 1.50m (4'11")
Shower Room	2.25m (7'5") x 1.99m (6'6")
Utility	2.10m (6'11") x 1.50m (4'11")

Gross internal floor area (m²): 125m² | EPC Rating: E






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**Part
Exchange
Available**

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Text and description
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