

# Flat 2/2, 39 Lapwing Road

RENFREW, PA4 8FY



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



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*Tastefully decorated two bedroom apartment that oozes modern living. Positioned within a riverside location*





McEwan Fraser Legal are delighted to present to the market this two-bedroom, second-floor apartment that has been meticulously designed to create a spacious, low maintenance, design-led property that oozes modern urban living in this iconic development, with the added advantage of a private parking space directly in front of the communal entrance door.

# THE LOUNGE/KITCHEN



This is the perfect apartment for entertaining, the open-plan kitchen extends into the spacious living space, ensuring that the chef is never far away from the party. The kitchen is a feast of modern, minimalistic chic, with streamlined quartz work surfaces over flush unit doors. An integrated oven, hob, extractor hood, fridge and a freezer, washer/dryer, dishwasher and stylish wine cooler means it is equipped for convenience and functionality. The glazing in the lounge makes the most of the natural light to create a modern and contemporary ambience.









Clear, crisp and contemporary styling continues into the two bedrooms. The cleverly designed en-suite shower room, in the master bedroom, features a large walk-in cubicle. The sleek main bathroom exudes luxury, with an elegant suite that includes stylish tiling, demonstrating huge attention to detail.

Storage is a necessity in modern living and the apartment has generous integral storage in the master bedroom, as well as cupboards in the hallway. Residents can also enjoy peace of mind with double glazing, gas central heating and a security door entry handset.

## BEDROOM 1









# BEDROOM 2





# THE BATHROOM





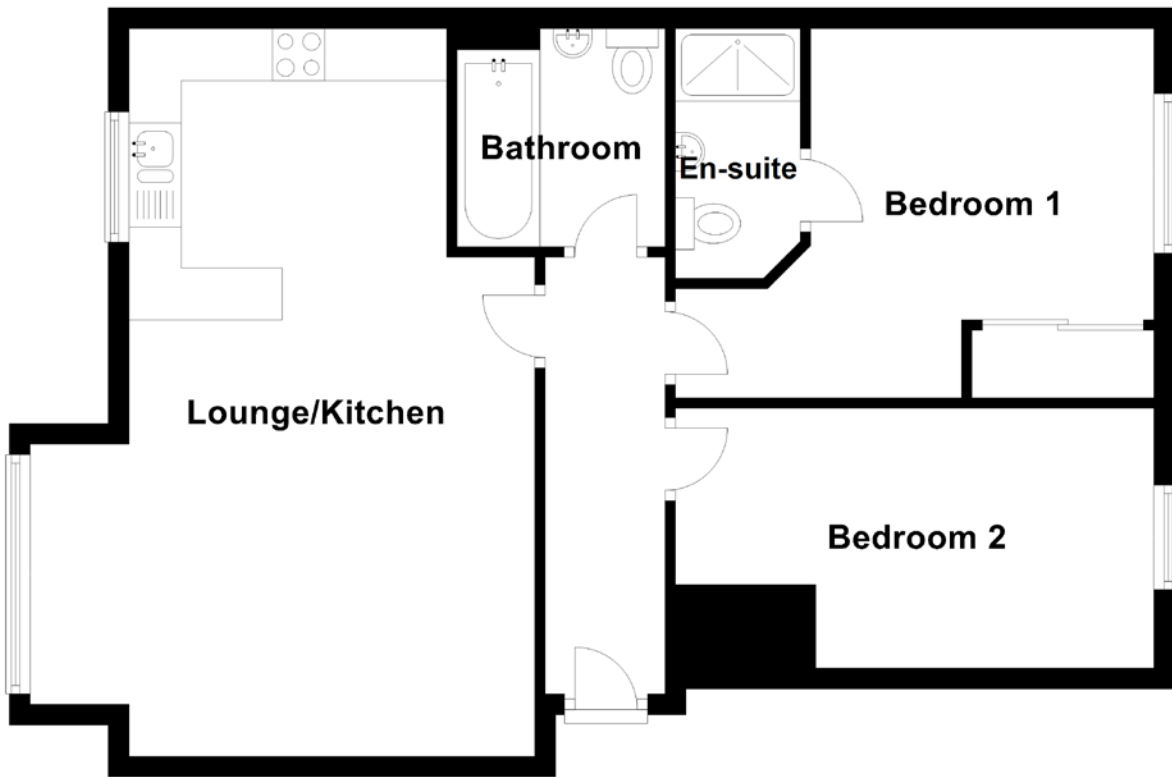
The current owners have decorated this property to an impeccable standard which means you won't even need to lift a paintbrush. Some properties really do tick every box, this is certainly one of them. Early viewing is strongly recommended.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

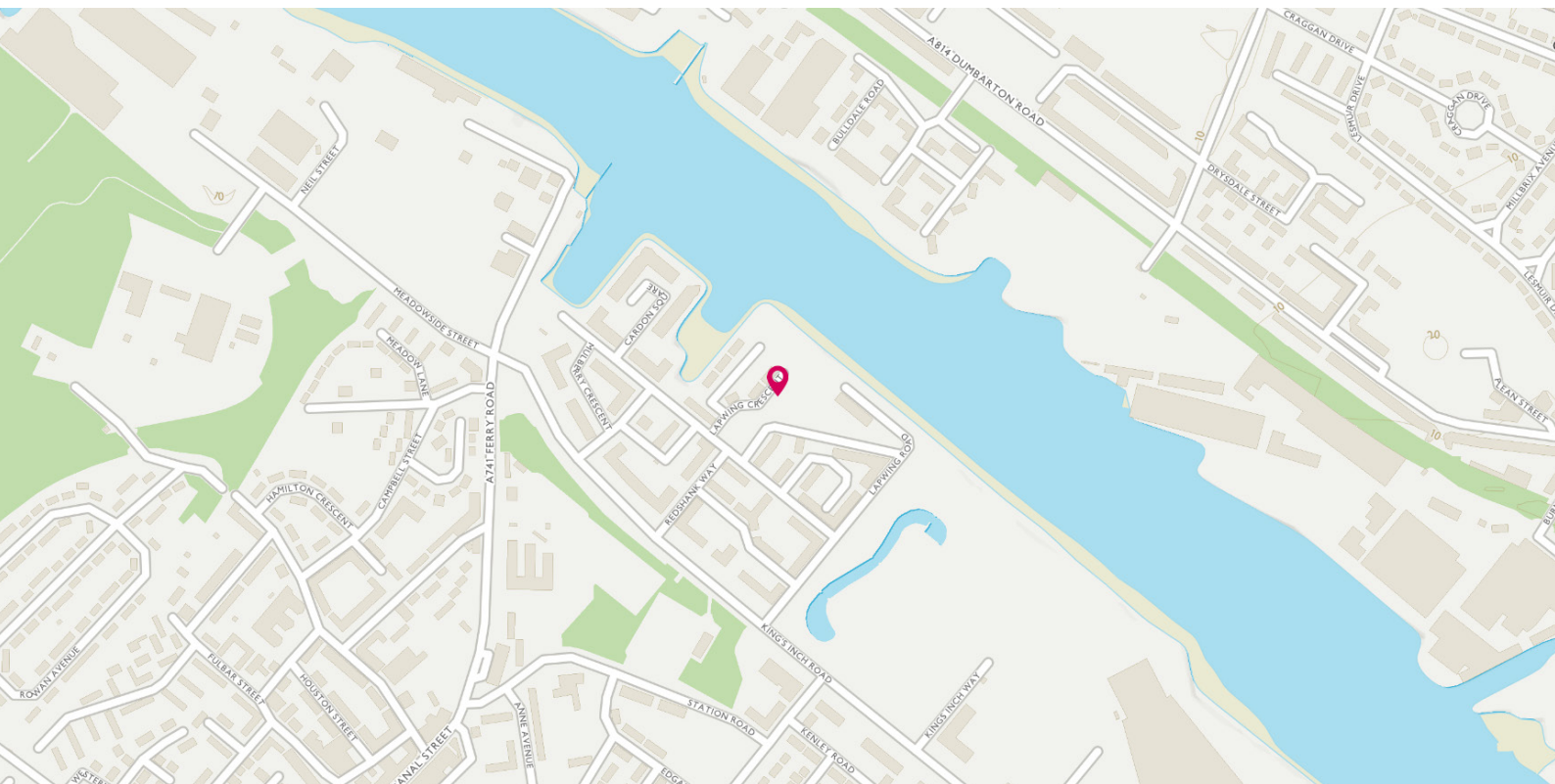
Lounge/Kitchen	7.00m (23') x 3.90m (12'10")
Bedroom 1	4.50m (14'9") x 3.55m (11'8")
En-suite	2.40m (7'10") x 1.20m (3'11")
Bedroom 2	4.50m (14'9") x 2.50m (8'2")

## Bathroom

2.15m (7'1") x 2.00m (6'7")

Gross internal floor area (m<sup>2</sup>): 65m<sup>2</sup>  
EPC Rating: B

Buyer's Premium Value: £2,990.00





# THE LOCATION

Virtually on the doorstep of Ferry Village, the magnificent Clyde View Park includes fountains, cycleways, 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 100 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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