

# 5 Crofton Drive

RENFREW, PA4 8YX



*A tastefully decorated three-bedroom townhouse  
with the added bonus of a garage*



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McEwan Fraser Legal are delighted to offer to the market this spacious and tastefully decorated three-bedroom townhouse, split over three levels offering excellent family accommodation in a quiet area close to amenities and road links. The property would be an ideal house for a wide variety of potential purchasers looking for their ideal home. Room dimensions are generous and the property is of a neutral décor and in walk-in condition.

# THE LOUNGE/KITCHEN



Once inside, discerning purchasers will be greeted with a first-class specification. A welcoming hallway allows access to all apartments on this level. The open plan lounge/kitchen is flooded with natural light from the doors to the rear that open onto the enclosed garden, inviting outside in. The kitchen has a modern range of floor and wall-mounted units with a contemporary worktop, creating a fashionable and efficient workspace. The kitchen comes complete with a host of integrated appliances. A handy WC completes the ground floor accommodation.





Journeying to the first floor, the crisp and contemporary styling continues. You will discover two well-proportioned bedrooms. Both of the bedrooms are bright and airy with a range of furniture configurations with space for additional free-standing furniture if required. A family bathroom suite completes the accommodation on this level.

# THE BATHROOM



# BEDROOM 2



# BEDROOM 3



Making your way up to the second floor, the master bedroom is pleasantly located and complemented by an impressive en-suite.

# THE MASTER BEDROOM



Externally, there are private front and rear grounds. The garden to the rear is fully enclosed and is a real sun trap. Many an evening will be spent in this zone enjoying the peace and quiet.

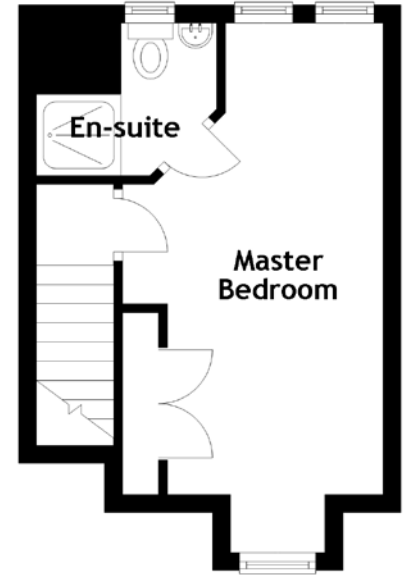
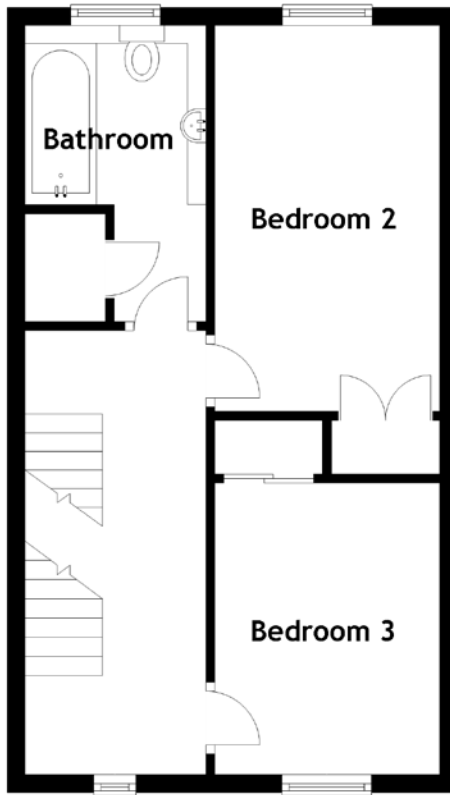
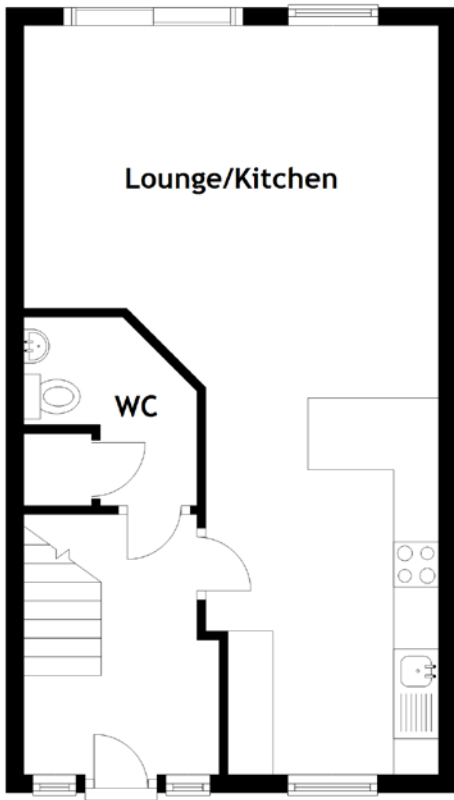
The high specifications of this home also include double glazing and gas central heating for additional comfort all year round.

# EXTERNALS





# FLOOR PLAN, DIMENSIONS & MAP

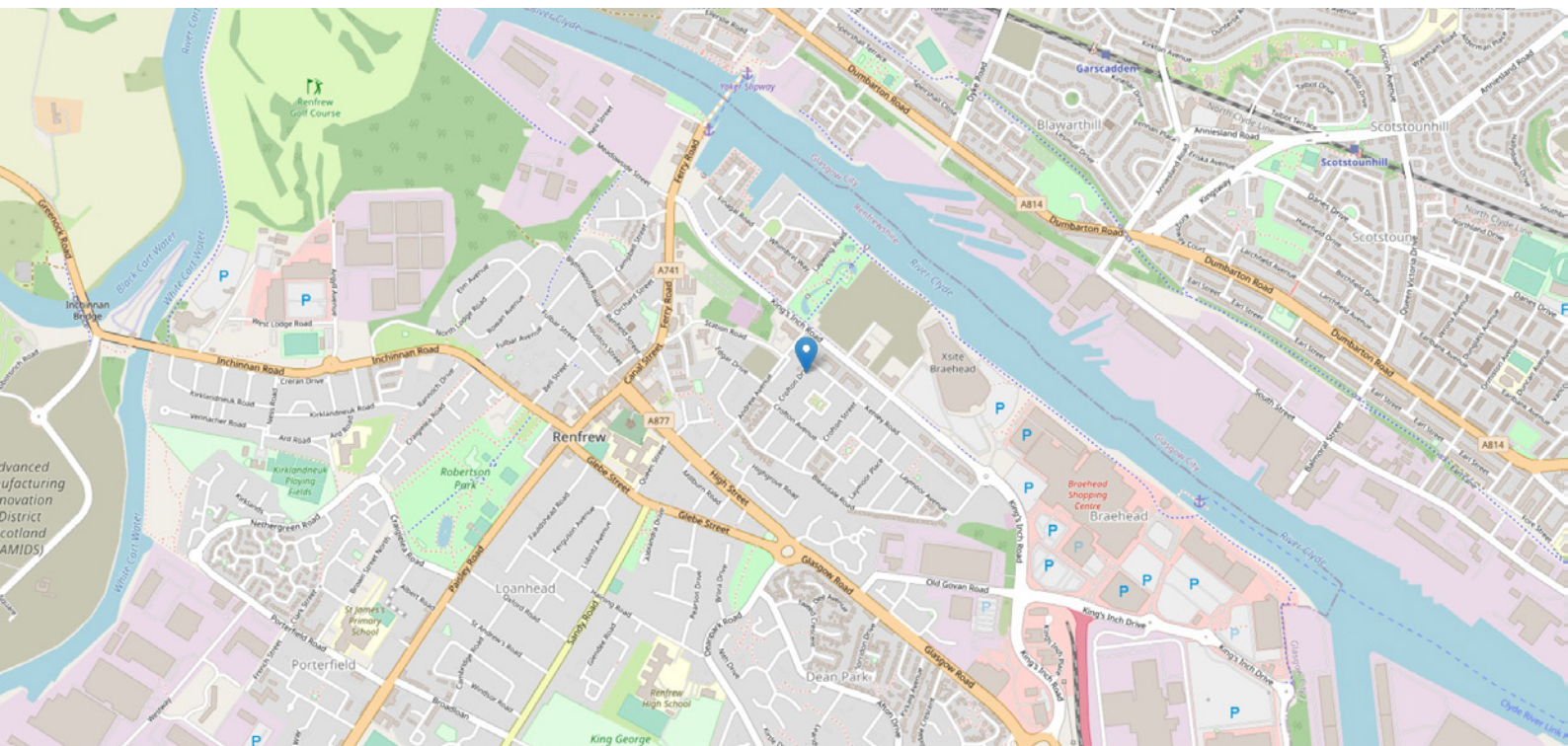


Approximate Dimensions  
(Taken from the widest point)

Lounge/Kitchen 8.05m (26'5") x 4.50m (14'9")  
 WC 2.10m (6'11") x 1.93m (6'4")  
 Bathroom 3.30m (10'10") x 2.00m (6'7")

Bedroom 2 4.15m (13'7") x 2.50m (8'3")  
 Bedroom 3 3.25m (10'8") x 2.50m (8'3")  
 Master Bedroom 5.90m (19'4") x 2.90m (9'6")  
 En-suite 2.00m (6'7") x 1.70m (5'7")

Gross internal floor area (m<sup>2</sup>): 97m<sup>2</sup> | EPC Rating: C



# THE LOCATION

Crofton Drive is a great place to live and commute from. Quiet and peaceful yet only a short stroll to the superb facilities of Braehead. 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 and restaurants.





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 and 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.

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 also offers schooling at primary and secondary levels.



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