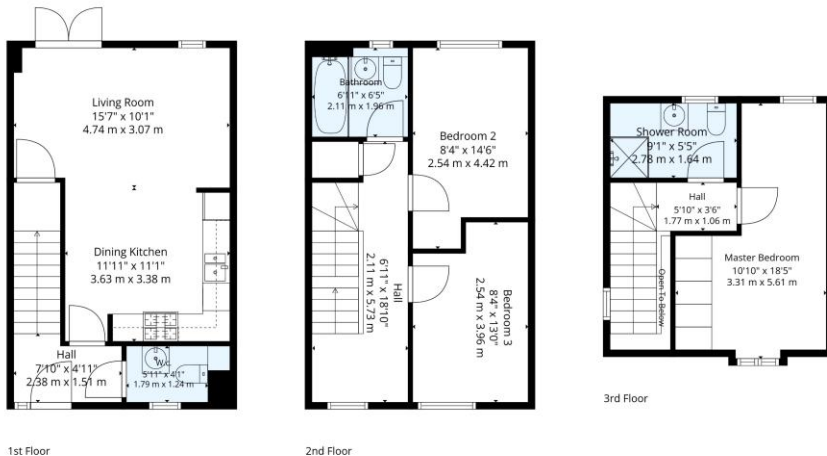


walker laird

solicitors and estate agents



6 Stewards Way, Renfrew,
Renfrewshire, PA4 8GA



TOTAL: 1026 sq. ft. 95 m²
 1st floor: 399 sq. ft. 37 m², 2nd floor: 399 sq. ft. 37 m², 3rd floor: 228 sq. ft. 21 m².
 EXCLUDED AREAS: MASTER BEDROOM: 20 sq. ft. 1 m², LOW CEILING: 22 sq. ft. 2 m², OPEN TO BELOW: 10 sq. ft. 1 m²,
 WALLS: 119 sq. ft. 13 m²

Created By Walker Laird



Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Located within the popular Ferry Village development in Renfrew, this modern three-bedroom townhouse offers spacious and well-appointed accommodation over three levels and is presented in excellent condition throughout.

The ground floor comprises a welcoming entrance hall, WC, contemporary dining kitchen and a bright rear-facing lounge with French doors opening onto the enclosed private garden. The first floor features two generous double bedrooms and a family bathroom, while the entire top floor is dedicated to an impressive principal bedroom with en-suite shower room.

Externally, the property benefits from a fully enclosed, low-maintenance rear garden and residents' parking. Further benefits include gas central heating, double glazing and excellent storage throughout.

Ferry Village is ideally positioned for access to Renfrew's wide range of amenities, Braehead Shopping Centre, Glasgow Airport and the M8 motorway network, making it an ideal location for both commuters and families.



VIEWING

Strictly by appointment with selling agents,
by calling 0141 886 5678

OFFERS

All offers should be submitted to:
10 Canal Street, Renfrew, PA4 8QD
Telephone: 0141 886 5678 Fax: 0141 886 7327

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estateagency@walkerlaird.co.uk

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Disclaimer - IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. Whilst every precaution has been taken to ensure accuracy, if there is any aspect which is critical to your interest or which you find misleading please contact us for further information. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes are taken with a laser tape measure, should not be relied upon for furnishing purposes and are approximate. Floor plans are for guidance only and illustration purposes only and may not be to scale.