



## 2-2, 71 Station Road, Renfrew, PA4

Offers Over £160,000



### Summary

**This modern Second-Floor apartment is in walk-in condition, superbly located close to Braehead Shopping Centre and available to purchase through Bowman Rebecchi - The Home of Property.**

Developed in 2017, this ideally located property is perfect for a growing family, offering superb access to a range of amenities as well as excellent transport links and is just 6 minutes from Glasgow Airport.

With allocated off-street parking and a secure video door entry, we expect this home to be very popular with a broad range of buyers with early viewing advised.

### Features

- Home Report Available
- Virtual Tour/Video Available
- Excellent Travel Links
- Walking Distance Braehead Retail Park
- Glasgow Airport - 6 Min Drive
- 2x Double Bedrooms
- Gas Central Heating/Double Glazing
- EPC Rating - Band B
- Renfrewshire Council Tax - Band D



# Flat 2-2, 71 Station Road, Renfrew, PA4 8RQ



## Property Overview

This modern Second-Floor apartment in the Ferry Village part of Renfrew offers accommodation all on one level and is beautifully presented, creating a cosy home ideal for modern family living.

Allocated parking spaces alongside visitor parking provide a superb bonus for this bustling part of Renfrewshire, with the property boasting a secured video entry system and welcoming reception and communal hallways all well cared for with stair access to all floors.

On entering the flat you step into the bright and airy hallway area where you will have access to all rooms, with our client also setting up a handy home office in the hallway which further shows the flexibility of the accommodation.

The good-size Master Bedroom is the first room accessible from the hall, which benefits from built in wardrobe space as well as en-suite shower facilities and views of the car park and courtyard. The second double bedroom faces the front of the property and is another spacious room currently used as a nursery with further inbuilt storage solutions.

At the foot of the hall is a bright and spacious lounge with picture windows giving exceptional natural lighting and views towards Renfrew Town Centre and a fantastic environment for family time together.

From the lounge is the smart kitchen boasting double sliding doors, with a range of base and wall-mounted units with matching worktops. The spec includes an integrated double oven, Gas Hob and integrated dishwasher and washing machine.

The superbly finished Bathroom completes the property with a three-piece suite and a shower over bath. Two generous storage cupboards are also handily located in the hall.

The property further benefits from Gas Central Heating and Double Glazing. A superb property, we expect this to be highly popular and purchasers will need to move quickly to secure this modern home.

**A FANTASTIC LOCATION** - The property is based on Station Road, accessed via Andrew Avenue which is adjacent to Kings Inch Road, with easy access to the M8 or A741 through Renfrew. Braehead Retail Park and its spacious riverside shopping mall with homeware and department stores, concert arena and family zone are in walking distance from the subjects, where you will also find the likes of M&S, Next, Currys, Sainsbury's and many more.

**SCHOOL CATCHMENTS** - The subjects are within the catchment area for the highly-regarded St James' Primary School and Trinity High School.

**COUNCIL TAX BAND** - Renfrewshire Council - Band D - £1,982.56 per annum as of September 2024.

**EPC** - The current rating is band B (88). The average rating for EPCs in Scotland is band D (61).

**VIEWINGS** - Viewings can be arranged by appointment with Bowman Rebecchi Estate Agents.

## View Online



## 360° Tour



## Floorplan



## Video

