



**LOWER COTTAGE FLAT**

6 HAMILTON CRESCENT  
RENFREW  
PA4 8TQ



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Extensively improved and in immaculate order throughout, this impressive LOWER COTTAGE FLAT is situated within a quiet and established pocket just a short walk to High Street with excellent shopping including Aldi, restaurants, cafes and bars, only a few minutes to Braehead Leisure and Retail Park, Renfrew Bridge and access to the motorway.

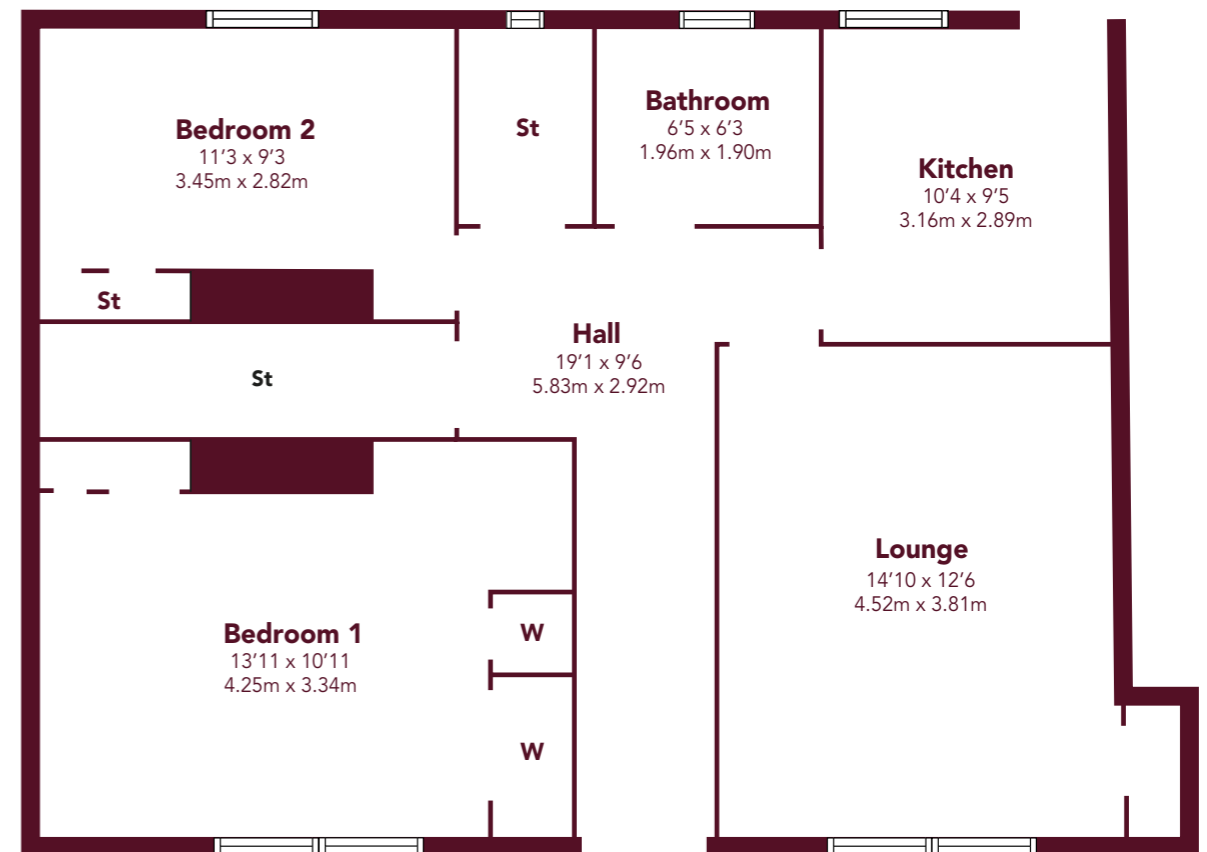
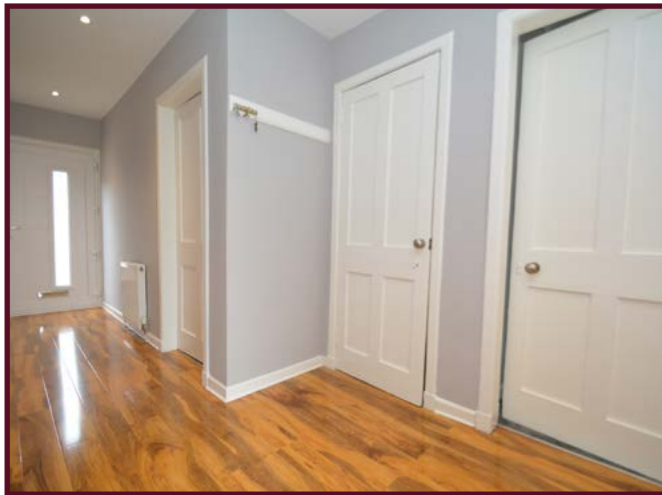
Attractively decorated throughout the accommodation comprises:

Double glazed and PVC front door onto large reception hall with two deep walk-in storage cupboards, of particular note within the hall is the hardwood polished floor finish which is continued to a generously proportioned lounge with aspects to front, the main bedroom has extensive built-in full height wardrobes to one wall, further bedroom to rear with built-in storage cupboard, fitted breakfasting kitchen with window and double glazed door onto rear garden, the preparation area comprises floor and wall mounted light beech wood veneer fronted units with complimentary work tops, tiled splash back and integrated double oven, hob, hood, there is also a pantry storage cupboard, modern fitted bathroom comprising three piece suite with full height “marble” effect wet wall panelling, ceiling lined in PVC with recessed downlights.

The specification includes gas central heating and double glazing, in addition the roof covering has been replaced. Easily maintained garden and off street parking space to front and private garden to rear.

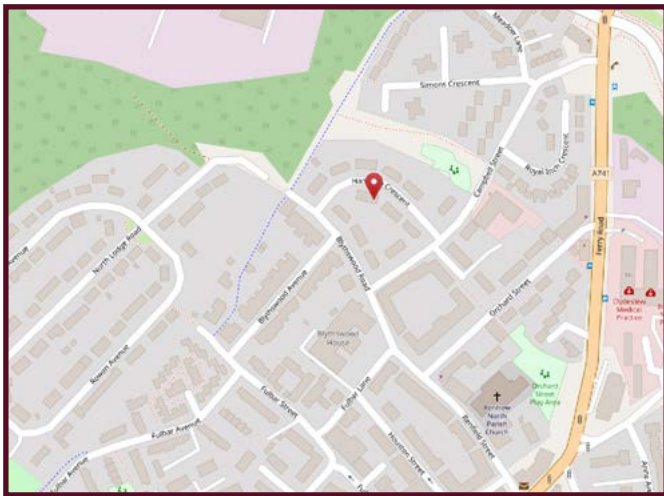
### Measurements

RECEPTION HALL	19'1 (5.83m) x 9'6 (2.92m)	BEDROOM TWO	11'3 (3.45m) x 9'3 (2.82m)
LOUNGE	14'10 (4.52m) x 12'6 (3.81m)	KITCHEN	10'4 (3.16m) x 9'5 (2.89m)
BEDROOM ONE	13'11 (4.25m) x 10'11 (3.34m)	BATHROOM	6'5 (1.96m) x 6'3 (1.90m)



Floorplans are indicative only - not to scale

Produced by Plush Plans Ltd



### Travel Directions

Traveling north along Hairst Street from the junction with High Street (Aldi on right), turn first left onto Renfield Street bear right at the bend in the road onto Blythswood Road, past Campbell Street on right turning next right onto Hamilton Crescent and number 6 is on left.

### Viewing

Strictly by appointment.  
Please call our Property Department on 0141 204 2833

### EPC

TBC

### Council Tax

Band TBC.

### Interest

If, having viewed, this property is of further interest to you, please ask your Solicitor to note interest on your behalf., otherwise it may be sold without you having the opportunity to offer.

### Disclaimer

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract or offer nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital tape. If there is any part of these particulars that you find misleading or simply wish clarification on any point ,please contact our office immediately when we will endeavour to assist you in any way possible.



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