



27 Clydesdale Ave
Renfrew
PA3 4JN



DISCLAIMER

Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract of offer, nor are guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic-measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this 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.

LOCATION

Situated within a popular residential pocket of Renfrew, the property offers bright accommodation across two levels and presents an excellent opportunity for first-time buyers, downsizers or those looking to add their own stamp to a property. The property enjoys easy access to local amenities, schooling, transport links and leisure facilities, making it a great choice for a wide range of buyers.

ACCOMMODATION

Are you looking for a two-bedroom end terraced villa with private outdoor space, offering excellent potential within a convenient Renfrew location? Then this could be the perfect one for you. The accommodation comprises entrance hallway leading into a spacious lounge. This bright reception room benefits from excellent natural light and offers ample space for both relaxing and entertaining. To the rear, a modern white gloss fitted kitchen provides a good range of storage units, generous worktop space and direct access to the rear garden.

Upstairs, the landing leads to two bedrooms and the family bathroom. The principal bedroom is a generous double room, while the second bedroom provides flexible accommodation as double bedroom, nursery or home office. The bathroom is fitted with walk-in shower cubicle, wash hand basin and w.c. Fully tiled bathroom. The property benefits from gas central heating and double glazing. The roof has been replaced in 2023. The property benefits from an alarm.

Externally, the property enjoys a large private rear garden with patio area, with further enhancement of a large driveway, providing off-street parking for multiple vehicles and adding to the overall convenience. The property is situated within a desirable and peaceful residential pocket of Renfrew, offering a sense of community while remaining within quick and easy reach of Renfrew's local amenities, schools and shops. Commuters will appreciate the swift access to the M8 motorway, providing direct links to Glasgow city centre, the airport and further afield.

Please note the property is in need of modernisation and will be SOLD AS SEEN

Based on all the above, we anticipate strong interest in this property, please get in touch today to avoid missing out.

MEASUREMENTS

Lounge	11'87 x 15'13
Kitchen	6'54 x 15'24
Bedroom One	11'93 x 11'76
Bedroom Two	10'26 x 8'59
Bathroom	5'55 x 6'11

Council Tax Band D

EPC Band D

DATE OF ENTRY

Negotiable

VIEWING

Wright & Crawford 0141-887-6211

