



22 Royal Inch Crescent, Renfrew, PA4 8SD

Light and Well-Presented, Two-Bedroom Semi-Detached Home

Up to date price and viewing info at [mov8realestate.com/property](https://www.mov8realestate.com/property)



Property Description

Light and well-presented, two-bedroom, semi-detached home with gardens, an adjoining garage, and a shared driveway. Located in a quiet cul-de-sac, in an established residential area of Renfrew, southwest of Glasgow city centre.

Comprises an entrance hall, living room, dining/kitchen, conservatory, two double bedrooms and a bathroom.

Highlights include a fitted kitchen, bright bathroom, gas central heating and double glazing. In addition, there is superb storage including bedroom wardrobes, a loft; and a large garage with power lighting and a utility area.

Externally there is a lawn to the front; whilst the enclosed rear garden includes patios, a synthetic turf lawn, and a store shed.

The entrance provides access to the carpeted stairs leading to the upper floor and opens into the living room which features Karndean flooring continuing from the entrance, a central light fitting, a storage cupboard and a full-height window allowing plentiful natural light.

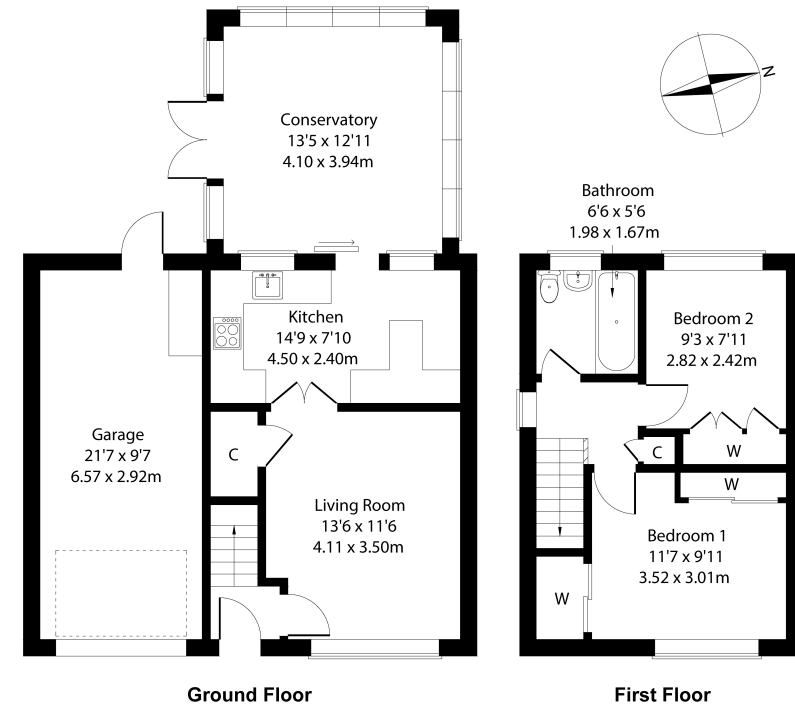
Set off the living room, a generously sized kitchen is fitted with contemporary units, wood effect worktops, a breakfast bar and a tiled surround; whilst a washing machine and dryer are housed in the utility area in the garage. With sliding doors, the conservatory offers further space for lounge furniture and access to the rear garden.

On the upper floor, bedroom one is set to the front with two built-in wardrobes, one with mirrored sliding doors and carpeted flooring. Whilst bedroom two is set to the opposite aspect, similarly finished with a built-in wardrobe and carpeted flooring. Completing the accommodation, the bathroom is fitted with a three-piece suite, a mains mixer shower over the bath, tiled splash walls and a ladder-style radiator.

omov⁸ REAL ESTATE
Estate Agents and Solicitors

22 Royal Inch Crescent, Renfrew PA4 8SD

Approximate Gross Internal Area: (1055 sq ft - 98 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Renfrew is located just west of Glasgow, with its historic town centre offering a wide variety of amenities including shops, restaurants, bars and major supermarkets. Schooling is also well catered for at all levels from nursery, primary and secondary schools, with plenty of open green spaces in the area, as well as scenic walks along the River Clyde. The renowned Braehead Centre offers the indoor shopping centre of Intu Braehead, a

rink, Soar and its indoor ski slope, and a further wealth of major shopping facilities and eateries. Renfrew is well served for the commuter with plenty of public transport options, and the M8 motorway and further road networks give easy access to Glasgow city centre and central Scotland.





Our Services

- Free pre-sale property valuations
- Great value fixed estate agency fees
- Extensive buyer matching database
- Purchase and sale conveyancing

Contact Us

0345 646 0208

sales@mov8realestate.com

www.mov8.com

Head Office

6 Redheughs Rigg, Edinburgh, EH12 9DQ

Glasgow Office

77 Renfrew Street, Glasgow, G2 3BZ



Estate Agents and Solicitors



These particulars do not form part of any contract and the statements or plans contained herein are not warranted nor are they to scale. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any prospective purchaser should not rely on them as statements or representations of fact, and any prospective purchaser must satisfy themselves by inspection or otherwise as to the correctness of each of them. The Seller shall not be bound to accept the highest or any offer nor to accept a full offer of the Fixed Price where this is applicable. Approximate measurements have been taken by sonic device and measurements are most often taken to the widest point of any room or space. Services and appliances have not been tested for efficiency or safety and no warranty is given as to their compliance with any Regulations. Offers should be made using the Combined Standard Clauses.