

# walker laird

solicitors and estate agents



37, 3/1 Lapwing Road

Renfrew | PA4 8FY

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### 37 Lapwing Road, Renfrew

Approximate Gross Internal Area = 67.8 sq m / 730 sq ft

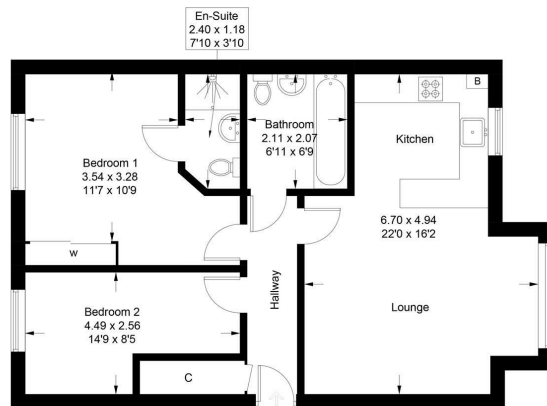
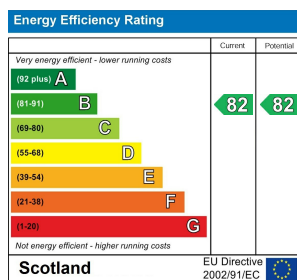


Illustration for identification purposes only. Measurements are approximate, not to scale. (ID886028)



This stunning riverside Apartment is on the thirds floor at 37 Lapwing Road, Ferry Village. The recently built property is by award winning Robertson Homes. The immaculate property is offered to the market in walk in condition throughout.

The accommodation is comprised of: Hallway complete with cupboard space; open plan Lounge/Dining/Kitchen incorporating a breakfast bar, granite work-top, integrated dishwasher, washer dryer, oven, electric hob, extractor and integrated fridge freezer; two double Bedrooms, Bedroom one with fitted wardrobes; En-Suite which is partially tiled with a double cubicle and mains shower; and Bathroom fitted with a modern white suite and tiled splash-backs.

The accommodation is offered in fresh and neutral tones. There is quality, contemporary laminate flooring throughout. The living space boasts a good open aspect over the River Clyde. There are bright open aspects to the rear as well.

Further benefits include: gas central heating; upvc double glazing; secure door entry and private residents' parking.

The property is within short walking distance to Clyde View Park and the nearby Renfrew Riverside walkway. There are also a wide variety of retail and leisure amenities on the doorstep at the nearby Braehead Centre. Renfrew Town Centre is also easily accessible providing shops, banks, cafes and a post office. Local schooling is readily available both at primary and secondary levels. Lapwing Road also enjoys excellent proximity to the M8 Network, Clyde Tunnel and local bus routes.



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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 are approximate. Floor plans are for guidance only and illustration purposes only and may not be to scale.