

0/2 27 Fingal Avenue, Renfrew  
 Approximate Gross Internal Area = 71.0 sq m / 764 sq ft

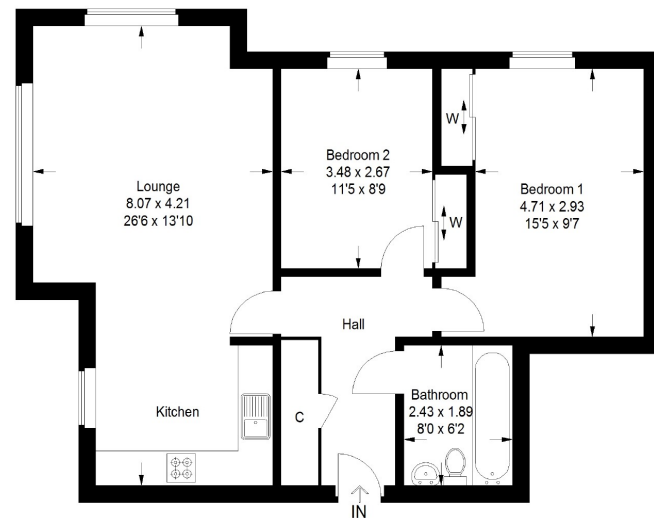


Illustration for identification purposes only, measurements are approximate, not to scale. (ID655880)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A	82	82
B			
C			
D			
E			
F			
Not energy efficient - higher running costs	G		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A	85	85
B			
C			
D			
E			
F			
Not environmentally friendly - higher CO <sub>2</sub> emissions	G		

**DIRECTIONS**  
 From the Walker Laird Office in Renfrew Town Centre travel north on Canal Street and continue onto Ferry Road. At the traffic lights turn right onto Kings Inch Road. Take the first left and then turn right onto Mulberry Road. Turn right onto Whimbrel Way. Turn left again onto Fingal Avenue.

**VIEWING**  
 Strictly by appointment with the selling agents, by calling 0141 886 5678

**OFFERS**  
 All offers should be submitted to  
 10 Canal Street  
 Renfrew  
 Renfrewshire  
 PA4 8QD  
 Telephone: 0141 886 5678  
 Fax: 0141 886 7327



## 0/2, 27 Fingal Avenue Renfrew | PA4 8FT



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 walkerlaird.co.uk

walker laird  
 solicitors and estate agents

10 Canal Street, Renfrew, PA4 8QD  
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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.



This recently completed ground floor Apartment was built by Barratt Homes at their desirable Braehead development. The well appointed ground floor property occupies an envious corner position with stunning river views. The bright and airy accommodation is presented in excellent order.

The property extends to: Hallway complete with utility cupboard space, open plan Living/Dining/Kitchen area incorporating integrated appliances including fridge freezer, dishwasher, oven, gas hob and hood, two double Bedrooms featuring fitted mirror wardrobes and a Bathroom which benefits from a tiled splash, modern white suite and mains shower.

There are excellent open aspects in the living area up and down the river in both directions. The specification includes a system of gas central heating and double glazing.

The manicured communal areas edge onto the riverside providing an ideal outdoor space for relaxing. There is private residents' parking and secure door entry to the building.

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 Intu 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.

Internal inspection is highly recommended.

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