

### 30 Friendship Way, Renfrew

Approximate Gross Internal Area = 88.2 sq m / 949 sq ft

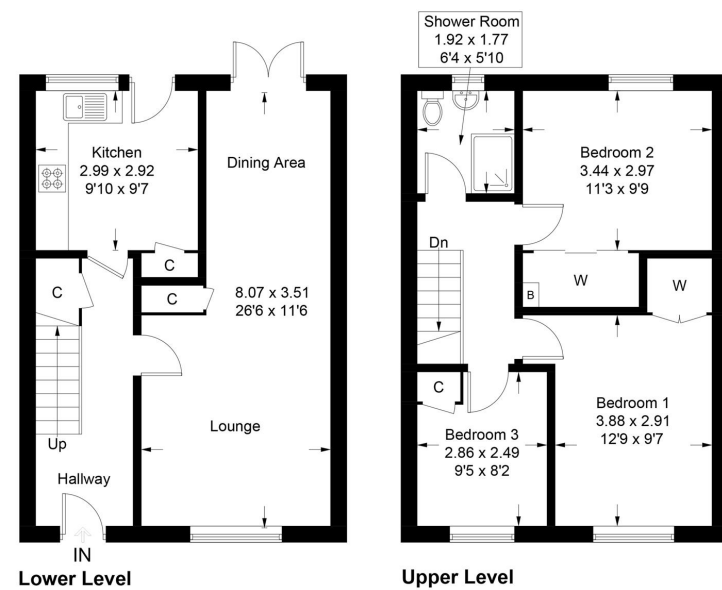


Illustration for identification purposes only, measurements are approximate, not to scale. (ID680369)

### DIRECTIONS

From the Walker Laird office in Renfrew town centre travel towards Hairst Street and continue onto Paisley Road. Continue straight on Paisley Road past Renfrew Fire Station and take the third right into Cockels Loan. Go through the mini-roundabout and take the fourth left onto Lewis Avenue. This leads to the rear of Friendship Way.

### VIEWING

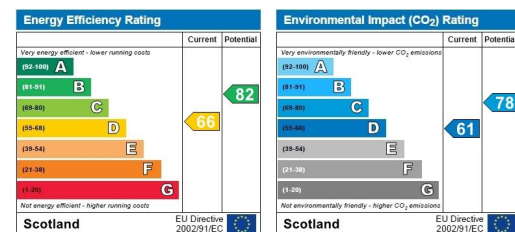
Strictly by appointment with the selling agents, by calling 0141 886 5678

### OFFERS

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



## 30 Friendship Way Renfrew | PA4 0NY



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solicitors and estate agents

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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 Mid Terrace Villa is located in an established residential pocket of Renfrew close to amenities and transport links. The well appointed three bedroom family home is formed over two levels and positioned within mature gardens.

The accommodation comprises of: Hallway, generous dual aspect Lounge/Dining Area complete with French doors, Kitchen featuring an oven, gas hob and extractor, three good size Bedrooms all with fitted storage space, and a Shower Room which benefits from a double shower cubicle with electric shower.

The front and back gardens are mainly laid to lawn. The enclosed back garden also features sections of timber decking and paving. The property specification includes a system of gas central heating and double glazing throughout.

Renfrew itself offers a wide variety of amenities including shopping, banks, restaurants, leisure activities, local transport links and schooling at both primary and secondary levels. York Way is also within easy reach of the M8 Network and Intu Braehead.

Early internal inspection is highly recommended.

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