



26 Almond Avenue

Renfrew | PA4 0UP

walker laird

solicitors and estate agents



26 Almond Avenue is an extended Semi Detached Villa which is located in the ever popular Dean Park area of Renfrew. The well appointed family home is formed over two levels and set within mature gardens with a driveway and garage. The immaculate home is presented to the market in walk in condition.

The lower level is comprised of: Porch; Lounge complete with feature electric fire; Dining Kitchen incorporating island units, integrated fridge freezer, range cooker with five ring gas hob and a Belfast sink; Family Room featuring patio doors to the garden; and a modern Shower Room fitted with an electric shower, w.c and basin.

The upper level is comprised of: three good size Bedrooms fitted with laminate flooring; and a stylish tiled Bathroom complete with a mains shower, modern white suite and large led mirror.

The enclosed back garden is paved. To the front there is an ample mono-bloc driveway leading to the garage.

The property is served by a system of gas central heating and benefits from upvc double glazing throughout.

Renfrew Town Centre is within easy reach of Almond Avenue and there are a variety of amenities on offer including shops, restaurants, banks, post office and leisure activities. Local schooling is available both at primary and secondary levels. A wide variety of retail and leisure activities are also on offer at the nearby Braehead. For the commuter the M8 Network is easily accessible.

Early viewing is essential to avoid disappointment.



- Immaculate Semi Detached Villa
- Located in Popular Dean Park Area
- 3 Bedrooms
- Extended to Rear with Additional Public Room

- Modern Shower Room Downstairs
- Stylish Tiled Family Bathroom
- Mono-bloc Driveway & Garage
- Mature Gardens

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## DIRECTIONS

From Renfrew Town Centre travel on High Street towards the Dean Park roundabout and take the third exit onto Dean Park Road. Take the first left onto Afton Drive and from there take the second right onto Almond Avenue. Follow the street round to the left. No. 26 is on the right hand side.

## VIEWING

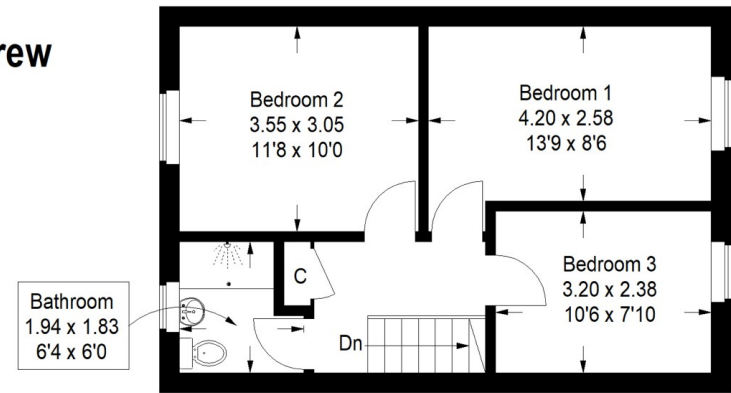
Strictly by appointment with selling agents, by calling 0141 886 5678

## OFFERS

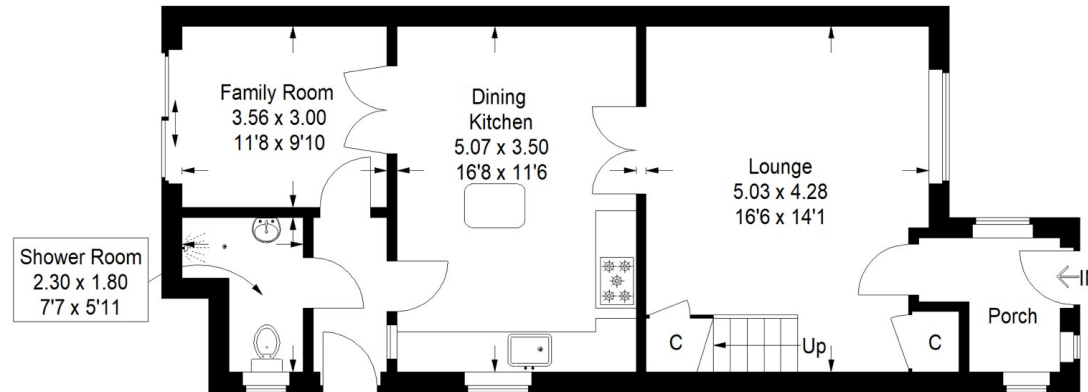
All offers should be submitted to:  
10 Canal Street, Renfrew, Renfrewshire, PA4 8QD  
Telephone: 0141 886 5678

## 26 Almond Avenue, Renfrew

Approximate Gross Internal Area  
101.5 sq m / 1092 sq ft



Upper Level



Lower Level

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

