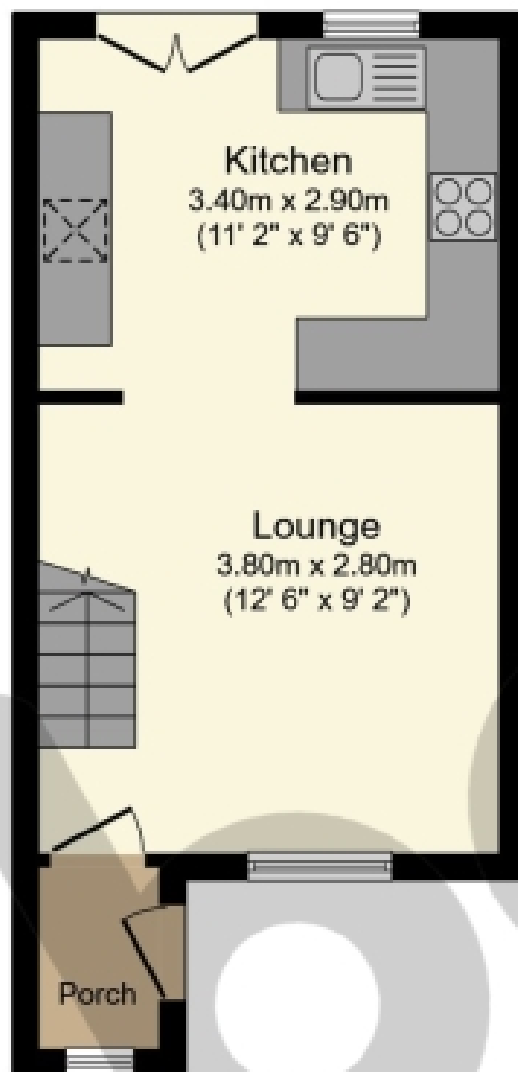




Merlinford Drive, Renfrew

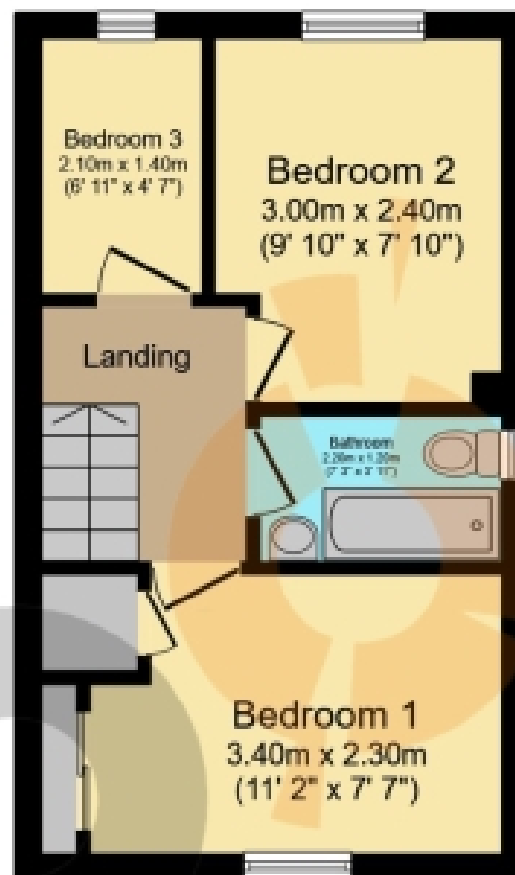
Offers Over £219,995





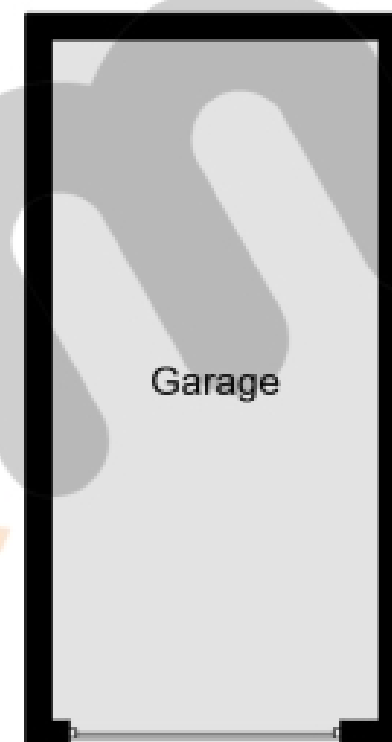
Ground Floor

Floor area 27.1 sq.m. (291 sq.ft.)



First Floor

Floor area 25.5 sq.m. (274 sq.ft.)



Garage

Floor area 15.1 sq.m. (163 sq.ft.)

Total floor area: 67.7 sq.m. (728 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

THE PROPERTY

Merlinford Drive welcomes you to the ever-popular Renfrew locale. Close to a variety of local amenities and transport links including Braehead Shopping Centre and Xsite Brahead, perfect for both families and commuters.

To the front of the home is an extensive multi-car driveway, manicured lawn section and detached garage that brings you into the front porch, seamlessly leading into the property. The family lounge boasts stylish neutral décor, chic spotlights and Herringbone effect flooring that flows seamlessly into the dining kitchen through an open-plan archway.

The contemporary dining kitchen is fitted with grey matte base and wall-mounted cabinetry, paired with marble effect countertops and splashbacks for both a modern and functional space. The kitchen holds quality integrated appliances including a gas hob, extractor fan and oven alongside ample dining space and chic French doors; perfect for entertaining during the summer months.

Into the upper level are three bedrooms offering flexible living space with Bedroom One holding excellent in-built storage while Bedroom Three offers itself as a fantastic home office or dressing room. Completing the home internally is a pristine shower room, comprising of walk-in shower cubicle, W.C. and wash hand basin with vanity unit

The rear garden is fabulously low-maintenance with a manicured lawn and sociable patio space, the perfect space for both children & pets alike.

This property further gains from gas central heating and double glazing throughout. Loft space is available and can be accessed via a hatch within the hallway.

Glasgow International Airport, Braehead Shopping Complex and the Queen Elizabeth University Hospital are a short drive away, and the nearby M8 motorway provides quick and easy access to Glasgow City Centre and further afield. For more detailed information on schooling, please use The Property Boom's catchment and performance tool on our website.

WOULD YOU LIKE A FREE DETAILED VALUATION OF YOUR OWN PROPERTY?

TAKE ADVANTAGE OF OUR DECADES OF EXPERIENCE AND GET YOUR FREE PROPERTY VALUATION FROM OUR FRIENDLY AND APPROACHABLE TEAM. WE CUT THROUGH THE JARGON AND GIVE YOU SOLID ADVICE ON HOW AND WHEN TO SELL YOUR PROPERTY.

Viewing by appointment only - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate, and floor Plans are only for illustration purposes and are not to scale.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT

www.thepropertyboom.com
Head Office : 31 Braehead, Beith, KA15 1EG
Tel: 0333 900 9089 / Email: smile@thepropertyboom.com