



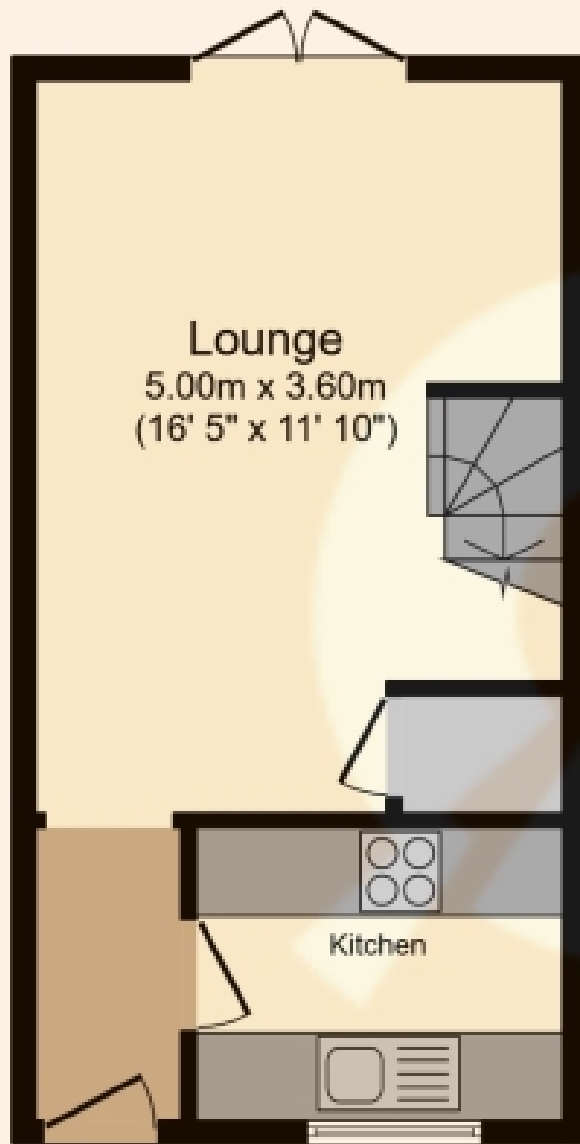
**39 Kirklands, Renfrew**

**Offers Over £149,995**

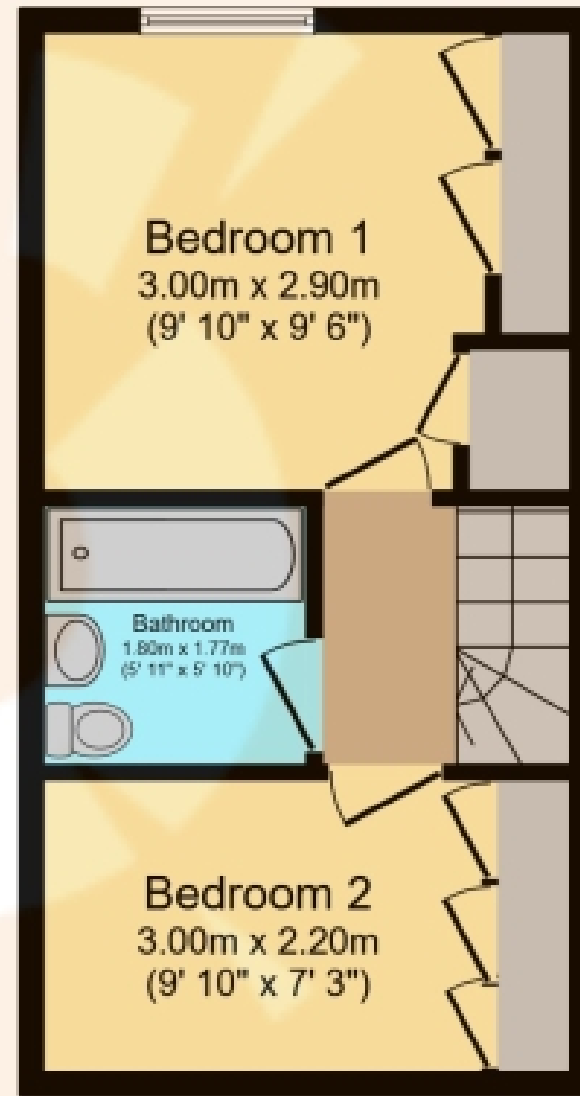








**Ground Floor**



**First Floor**

Total : 51.1 sq.m. (550 sq.ft.) approx

Sizes and dimensions are approximate, actual may vary.

## THE PROPERTY

Welcome to No. 39 Kirklands. This stunning, two-bedroom terraced home embodies modern living and is presented to the market in immaculate, walk-in condition. This property has undergone a series of upgrades, boasting modern fixtures & fittings alongside stylish décor and would make an ideal purchase for first-time buyers, families, or professionals alike.

Entering the property, you are first welcomed into the inviting entrance hallway which boasts an on-trend neutral décor palette, which radiates throughout the entire home. The chic family lounge is spacious in size, with ample room for a range of furniture configurations. Warm wood-effect flooring is beautifully complemented by contemporary wall coverings. The lounge houses a staircase rising to the upper level and delightful French doors which flood the room with natural sunlight and open onto the rear garden.

The modern fitted kitchen features an array of neutral toned wall and base mounted units which are perfectly paired with complementary work surfaces, flooring, and tiled wall surrounds, offering a fashionable and efficient workspace. Integrated appliances include a 4-ring gas hob, electric oven/grill, extractor fan, dishwasher, washing machine and there is further free-standing space for a fridge/freezer.

Ascending to the upper level, you will discover two generously sized bedrooms, each adorned with stunning décor including neutral fitted carpets underfoot and stylish feature walls. In addition to their aesthetics, both bedrooms offer fantastic in-built storage options, ensuring clutter-free living. For added convenience, there is a floored loft space that offers excellent storage facilities, ensuring you have plenty of room for your belongings.

Completing the accommodation internally is the pristine family bathroom. It features ever-stylish opaque tiling and is comprised of a wash-hand basin, w.c., and a bath with a shower overhead.

Externally, there is a residents parking area to the front, with two allocated bays, providing desirable parking solutions for homeowners and guests alike. To the rear, the garden is privately enclosed with timber fencing and boasts a low-maintenance artificial lawn and a charming decking area.

Renfrew has an eclectic range of shops and eateries, including the popular Braehead Shopping Centre & X-Site which are just a short drive away. Glasgow International Airport 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.

We would highly recommend an early viewing as we have no doubt this fabulous apartment will be very popular. 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.

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