

# MOVEWISE

Email: [hello@movewisescotland.com](mailto:hello@movewisescotland.com)

Telephone: 0141 231 2151



66 Kirklands  
, Renfrew, PA4 8HR

Offers over £130,000





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MoveWise Scotland are delighted to welcome to the market Kirklands.

A modern two-bedroom, first floor flat, in fantastic walk-in condition.

### Property Description

This fantastic modern first floor flat in the Renfrew area offers accommodation all on one level. On entering the property via the secured entry system, you step into a welcoming reception hallway with stair access to all floors. Taking the stairs to the top floor where you will find the property.

On entering the flat you step into the bright and airy hallway area where you will have access to all rooms. Straight ahead is the master bedroom, the second double bedroom faces the front of the property with built in mirrored storage. The bright and spacious lounge can be found on the left of the hall with dual windows giving exceptional natural lighting and big enough to accommodate a dining area. Just off the lounge is the kitchen with a range of base and wall mounted units and matching work tops. Finishing the accommodation is the modern family bathroom with three-piece suite and shower over bath.

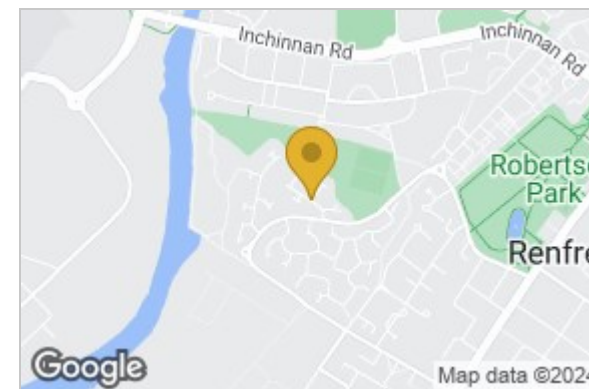
The property further benefits from, Gas Central Heating, Double Glazing, loft space, garage and private off-street parking.

Kirklands itself provides an array of local amenities. Braehead Retail Park is 10 minute's drive from the flat, where you will find the likes of M&S, Primark, Sainsbury's and so much more. Renfrew Town Centre is walking distance, giving further shops, bars, restaurants and transport links. Regular buses are available, giving easy access to the whole of Paisley, Renfrew and Glasgow City Centre.

The M8 motorway network is also close by leading to Glasgow International Airport, Glasgow City Centre as well as other nearby locations.



### Area Map



### Floor Plan



### Energy Efficiency Graph

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
<b>Very energy efficient - lower running costs</b> (122 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs			<b>Very environmentally friendly - lower CO<sub>2</sub> emissions</b> (82 plus) <b>A</b> (61-81) <b>B</b> (49-60) <b>C</b> (35-48) <b>D</b> (21-36) <b>E</b> (1-20) <b>F</b> Not environmentally friendly - higher CO <sub>2</sub> emissions		
	79	80		82	84
<b>Scotland</b>	EU Directive 2002/91/EC		<b>Scotland</b>	EU Directive 2002/91/EC	

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