



Kirklands, Renfrew, PA4

£99,000

| 1 Bed | 1 Bath | 1 Reception

**new door**  
Estate Agent

£99,000

Freehold

- Perfect for first time buyers or those looking to downsize
- Modernised bathroom
- Close to Renfrew town centre
- Driveway and gargaie
- Double bedroom with fitted wardrobes
- Open-plan lounge dining room

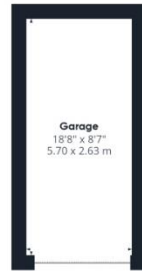
EPC Rating G

Council Tax Band

Kirklands is a fabulous 1 bedroom end of terrace coach house apartment perfect for those looking to take their first steps onto the property ladder or for those looking to downsize. On entering the apartment the hallway leads to the double bedroom to the front and is fitted with wardrobes with mirrored sliding doors. The bathroom has been modernised to include double walk-in shower cubicle with vanity unit under the sink. At the end of the hallway you are met by the large open plan living/dining room which has dual aspect windows which flood the room with natural light. Off the dining area is the kitchen which has both wall and floor mounted cabinets, gas hob and low level electric oven with space for washing machine and fridge freezer. Externally there is a parking space and garage which benefits from electrics and water.







Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
648.4 ft<sup>2</sup>  
60.24 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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