



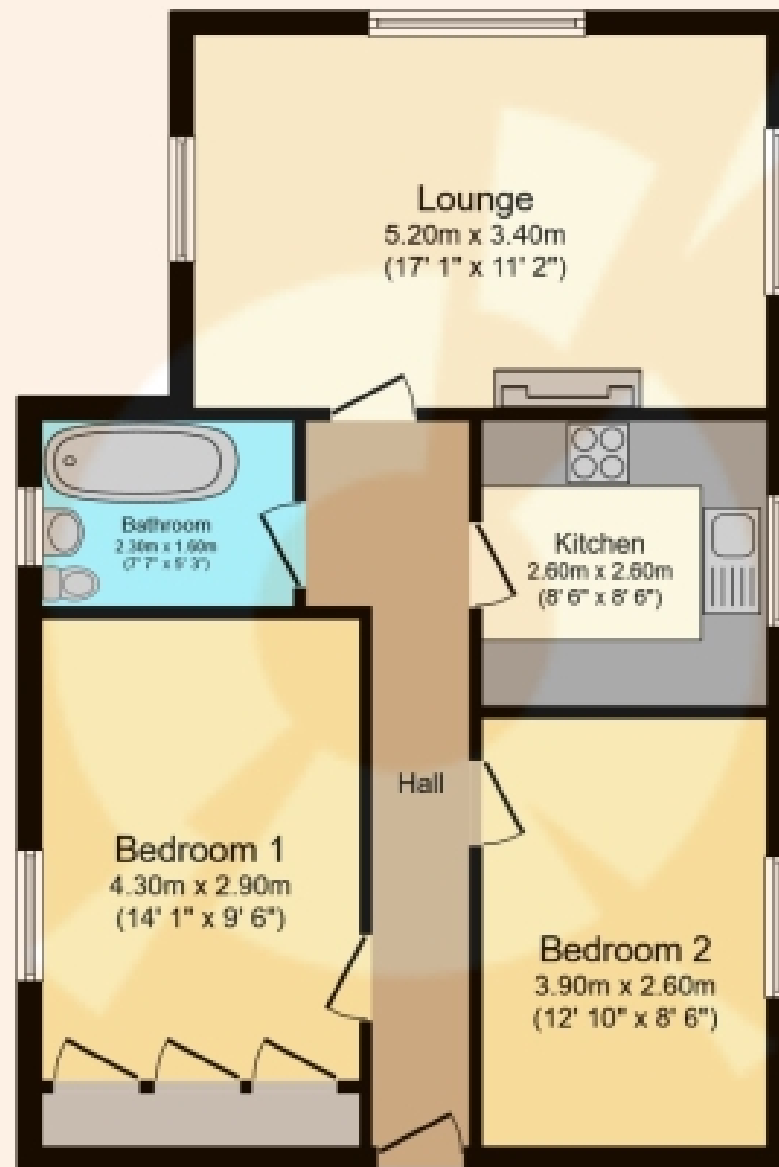
**63e Vennacher Road, Renfrew**

**Offers Over £50,000**









## Floor Plan

Total floor area 61.8 sq.m. (666 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## THE PROPERTY

**\*\* INVEST OR NEST \*\* PERFECT FOR FIRST-TIME BUYERS OR INVESTORS \*\* PRIVATE GARDEN SECTION \*\* FABULOUS OPEN VIEWS \*\***. Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report.

Welcome to No. 63E Vennacher Road, and this fabulous opportunity for savvy investors or those seeking their first property. Entry to the property is through a secure door entry system leading you in the first instance to the communal close, and in turn via the staircase to the top floor.

Upon stepping inside, you'll be greeted by an abundance of natural light flooding through the generously sized living space. The lounge, adorned with a charming focal point fireplace, sets the tone for relaxation and comfort and a large double-glazed window formation allows you to marvel at the picturesque views of the White Cart Water.

The well-equipped kitchen offers ample storage via a range of wall and base mounted units. Integrated appliances include a 4-ring gas hob, electric oven/grill, extractor hood, fridge/freezer, and there is a free-standing washing machine and tumble dryer which will also be included within the sale, making this an excellent first-time purchase or investment opportunity.

Both double bedrooms feature neutral tones and fitted carpets. The master bedroom boasts stunning vistas of open fields, as well as in-built mirrored wardrobes, ensuring a clutter-free living environment. The family bathroom completes the internal accommodation with its practical amenities and electric shower over the bath.

Outside, enjoy the convenience of two storage cellars and well-maintained communal areas. The private garden provides a low maintenance space, perfect for children and pets alike.

The property further benefits from gas-central heating and double glazing, providing each room with a delightful warmth.

Situated within walking distance of Kirklandneuk Primary School and close to a plethora of local amenities, including easy access to major motorway networks and Glasgow Airport, convenience is at your doorstep.

Don't miss out on this exceptional opportunity to invest or nest in the vibrant community of Renfrew. Take the first step towards your future today!

Viewing by appointment - 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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