



TWO BEDROOM FIRST FLOOR
MODERN APARTMENT

OPEN PLAN LOUNGE/KITCHEN
BALCONY WITH RIVER VIEWS

DOUBLE BEDROOM WITH
FITTED WARDROBES

Fingal Avenue, Ferry Village, Renfrew, PA4 8FT

EVE Property are proud to present an exceptional two-bedroom waterfront apartment with balcony in the ever popular Ferry Village development, Renfrew. Barratt built in 2019, this generously proportioned first floor flat enjoys wonderful uninterrupted views across the River Clyde and is a true credit to the owner who has meticulously styled and incorporated contemporary upgrades throughout.

Offers Over £147,500

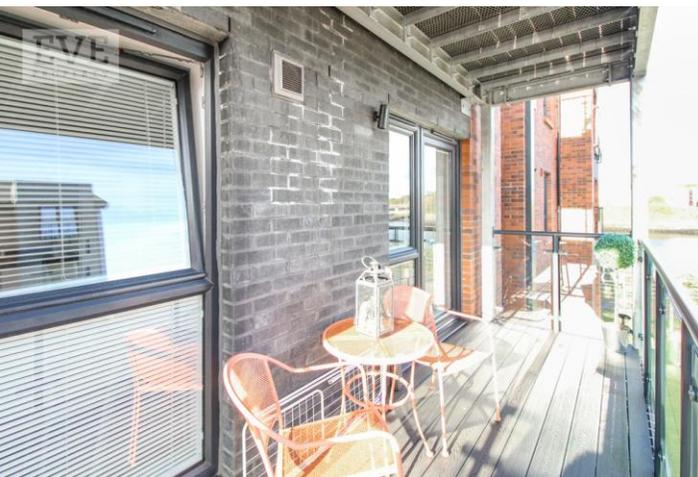


Property Description

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Situated at the forefront of the Clyde, this property is sure to appeal to a variety of purchasers, with the Braehead shopping centre and Soar multi leisure complex a short riverfront walk away.

Positioned in a peaceful setting, the building is accessed through a secure entry door system into a bright, fully factored common close, with access to stairs and elevator. Entry to the apartment is via a solid gloss white composite door adorned with chrome ironmongery. The hallway is open and welcoming, finished in crisp white matte walls and stylish light grey oak laminate flooring, which continues into the open plan living and dining area. This room really is the focal point of the property, with a generously sized open plan living area coupled with fabulous fully fitted white gloss kitchen. The large picture windows and full glass door give access to the ample balcony whilst allowing natural bright sunlight to flood the room. The layout of this space is plentiful and flexible, allowing the new owner opportunities to zone the dining and living area to suit their needs. The kitchen cabinetry is prolific and finished with smart chrome handles and topped with en trend walnut laminate worktops and matching upstands, whilst the wall cabinets come finished with beautiful cool white LED under lighting. There is a full complement of integrated appliances, including larder style fridge freezer, full size dishwasher and built in chrome 4 burner gas hob with electric oven both finished in



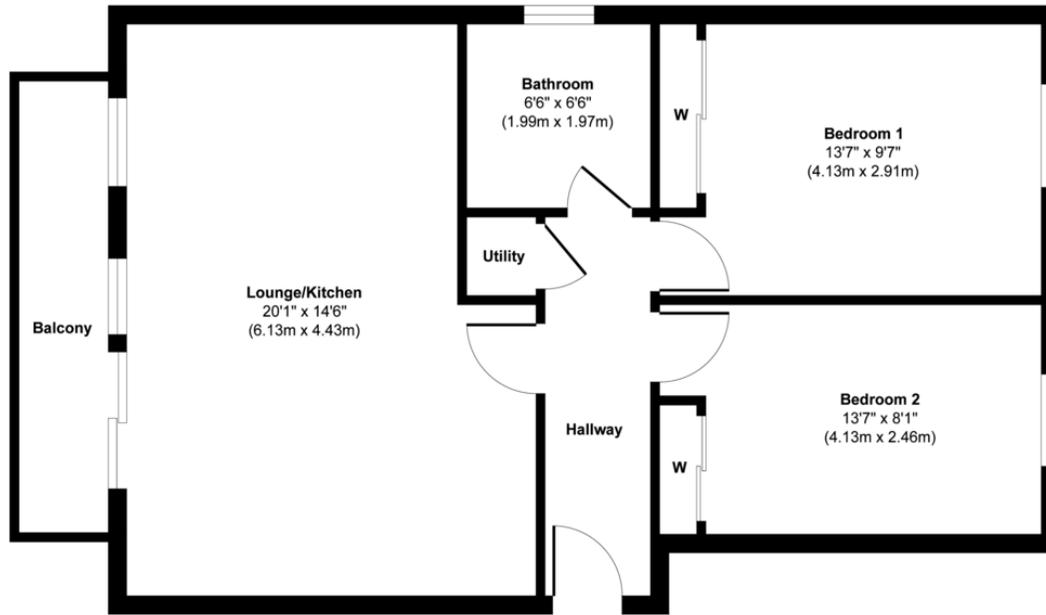


stainless steel. The washing machine has been cleverly positioned within a separate utility cupboard with storage just outside the kitchen. The fantastic views from the living area and beyond from the balcony are unrivalled and continual, allowing for a lovely area to fully relax in, and comes fitted with subtle security lighting.

From the hallway the two bedrooms and bathroom can be accessed, all benefiting from extensive upgrades at the time of construction. The bathroom comprises three piece white suite with enhanced chrome taps, along with over bath thermostatic chrome shower and heated chrome towel rail. Further quality additions include waterproof vinyl flooring finished in oak as well as a large modern illuminating LED mirror. The walls come finished in gorgeous dark grey matt ceramic tiles, trimmed with crisp white painted surrounds. Both bedrooms are double in size and are further complimented with built in storage wardrobes with shaded sliding glass doors in the master and sliding mirrored doors in the second. Both rooms have large picture windows allowing for bright aspects, and come decorated in modern white alongside thick-pile grey carpets, providing a tranquil setting to relax in.

Ferry Village is a quiet residential waterfront development within the popular town of Renfrew. It is located between Renfrew town centre and Braehead Shopping Centre. Renfrew town centre offers a variety of amenities including shops, restaurants, bars and transport links. Intu Braehead offers more shopping and leisure options. Bus routes to Glasgow City Centre can be found locally and the M8 Network is easily accessible.

Flat 1/3, 31 Fingal Avenue, Ferry Village, PA4 8FT



Floor Plan
Approximate Floor Area
623 sq. ft
(57.89 sq. m)

Approx. Gross Internal Floor Area 623 sq. ft / 57.89 sq. m

Illustration for identification purposes only. Measurements are approximate, not to scale.
Produced by Elements Property

RECEPTION HALLWAY

12' 3" x 3' 8" (3.75m x 1.14m)

LOUNGE/KITCHEN

20' 1" x 14' 6" (6.13m x 4.43m)

MASTER BEDROOM

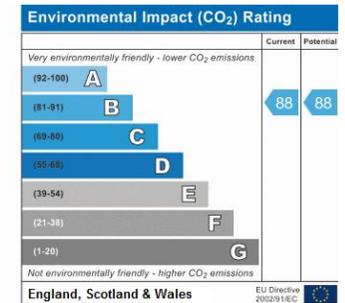
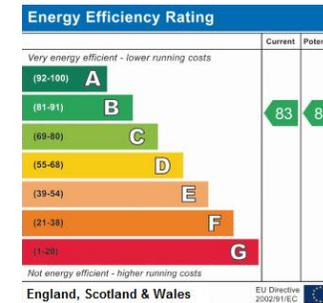
13' 6" x 9' 6" (4.13m x 2.91m)

BEDROOM TWO

13' 6" x 8' 0" (4.13m x 2.46m)

BATHROOM

6' 6" x 6' 5" (1.99m x 1.97m)



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements