



A UNIQUE OPPORTUNITY TO ACQUIRE THE ONLY TWO RESIDENTIAL PROPERTIES IN THE BUILDING

1 X 3 BEDROOM DUPLEX

1 X 2 BEDROOM DUPLEX

Canal Street, Renfrew, PA4 8QE

INVESTORS / LANDLORDS - EVE Property are delighted to bring to the open sales market a rare opportunity to acquire TWO duplex apartments in the coveted central location of Canal Street, Renfrew. These unique properties are offered as a package and are the ONLY 2 residential properties in the building! Potential rental income of approx. £24,000 per annum.

Offers Over £270,000



Property Description

Both properties are generously proportioned and have been well maintained throughout the current owners' period of ownership. The building is accessed by secure door entry and there is a sun terrace for both occupiers to enjoy!

FLAT A

Home Report Value - £160,000

Potential Rent - £12,000 per annum

Property Information - 2 Bedroom Duplex with spacious lounge / dining room. The kitchen, and downstairs shower room have recently been upgraded. The property also offers modern decoration, gas central heating and double glazing.

FLAT B

Home Report Value - £150,000

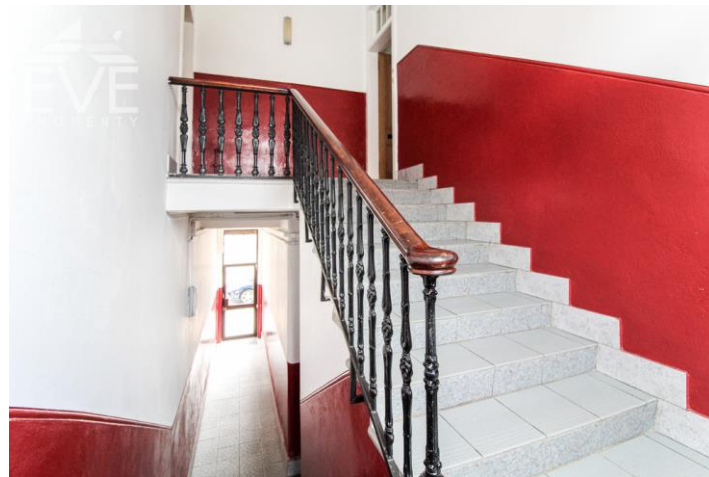
Potential Rental Income - £12,000 per annum

Property Information – 3 Bedroom Duplex - offering spacious accommodation over two levels. One bedroom is currently utilised as a dining room. This flat benefits from a downstairs shower room, family bathroom, dining kitchen, separate utility room, gas central heating and double glazing.

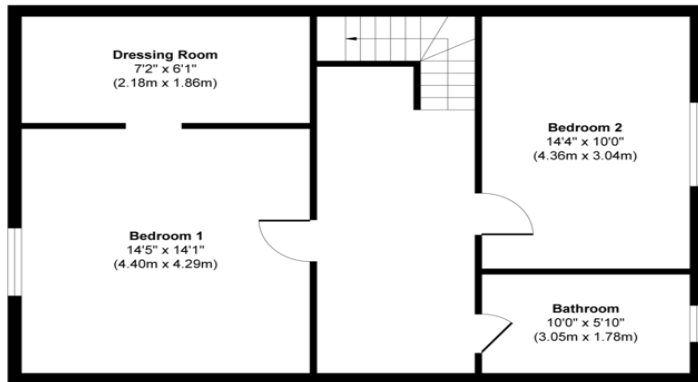
Home Reports available on request.

Please call or email for more information.

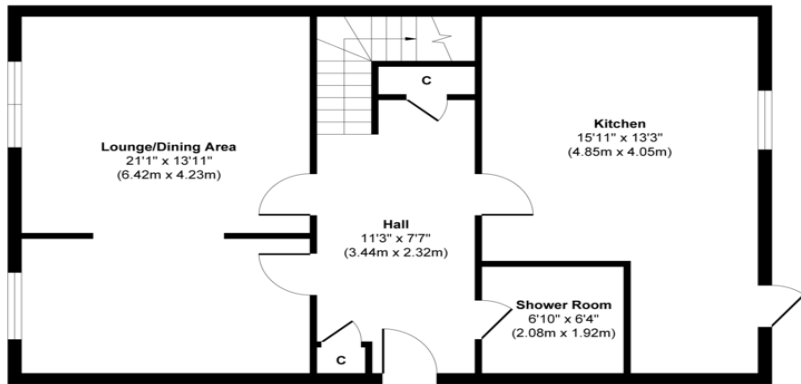




A, 13 Canal Street, Renfrew, PA4 8QE



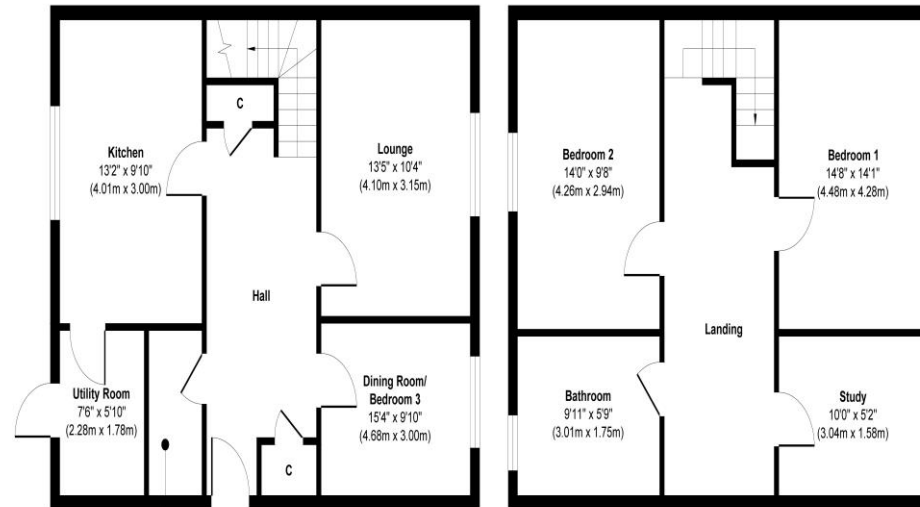
Upper Level
Approximate Floor Area
677 sq. ft
(62.91 sq. m)



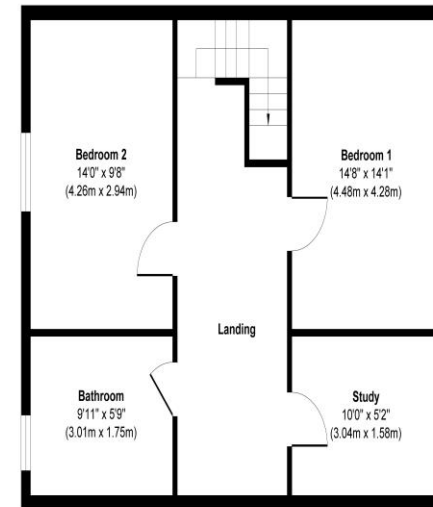
Lower Level
Approximate Floor Area
746 sq. ft
(69.33 sq. m)

Approx. Gross Internal Floor Area 1423 sq. ft / 132.24 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
 Produced by Elements Property

B, 13 Canal Street, Renfrew, PA4 8QE



Lower Level
Approximate Floor Area
613 sq. ft
(57.04 sq. m)



Upper Level
Approximate Floor Area
613 sq. ft
(57.04 sq. m)

Approx. Gross Internal Floor Area 1226 sq. ft / 114.08 sq. m

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

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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 are 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