



BUY TO LET INVESTMENT
OPPORTUNITY - TENANT IN
SITU - ANNUAL RENTAL
INCOME £11,640

SPACIOUS THREE BEDROOM
UPPER CONVERSION

DOUBLE BEDROOMS

FLAT B, 13 Canal Street, Renfrew, PA4 8QE

** LANDLORD INVESTMENT OPPORTUNITY ** TENANTED PROPERTY FOR SALE **

** BUY TO LET FOR SALE ** ** ANNUAL RENTAL INCOME £11,640** **LONG TERM TENANT IN SITU **

Offers Over £134,995



Property Description

This property has been well maintained by the current Landlord, the tenancy is currently managed by EVE Property and all Landlord H&S requirements are in place.

Property Information - A fabulous three bedroom duplex apartment set in a traditional sandstone building in the sought after Canal Street, Renfrew. Positioned on the preferred first floor of a well maintained building shared with only one neighbouring property and centrally located near to all local amenities and transport links. This generously proportioned property has been well maintained throughout the current owners' period of ownership.

Ingress via secure door entry to the common close provides a beautiful backdrop to this wonderful property, with ceramic floor tiling and two tone painted walls setting the tone. Security storm doors cover the etched plate glass door which allows access to the large open space downstairs hall leading to all principle apartments. Light and bright with matte cream walls and oak laminate flooring, this decor theme largely continues throughout the property. High ceilings, cornices and ceiling roses feature heavily, further showcasing the munificent dimensions this unique abode has on offer.

To the rear, a large dining kitchen with fully equipped utility room off, has been planned and installed with care and attention to detail, with wall and floor cabinetry in country white topped with light speckled laminate worktops and navy tiled splashback.





A stainless steel double sink, mixer tap with matching electric oven and hob, free standing larder fridge freezer ensures the cook of the house has all the modern appliances they need to showcase their skills! The large picture window floods the space with natural light with porcelain floor tiling combining to add to the linear sense of space - there is also bonus ample room for a dining table for eight people. The utility is fully furnished with washer/dryer, sink and storage space.

The back door to the property off the utility, provides access to the hidden gem shared sun patio - a peaceful haven in the centre of town that is both secluded and completely secure. Fully tiled with cream stone flags and surround walling, this tranquil elevated spot catches the sun throughout the day and is an ideal place for alfresco dining and entertaining.



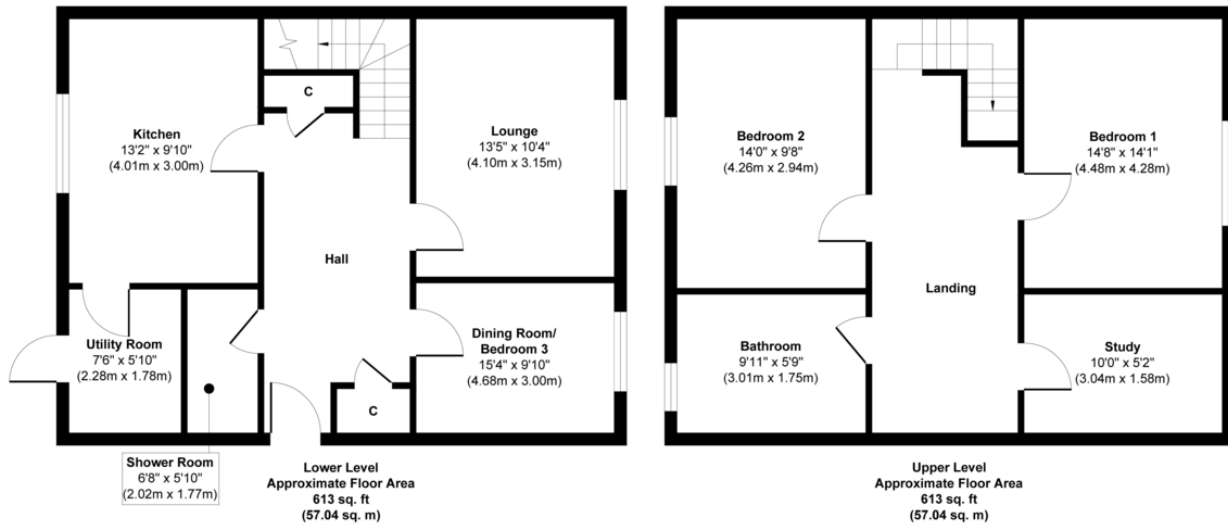
To the front, the living room has large bay windows and a traditional marble fire surround (an original feature) housing the electric fire. There is plentiful space for modern lifestyle furnishings and is fully serviced with cabling for satellite t.v.

The neighbouring room is currently utilised as a dining room by the current owners - such is the versatility of the space, this could easily be a third bedroom, with the useful addition of a shower room adjacent which comes fully tiled in neutral tones and fitted with corner cubicle and matching white sanitary ware complete with thermostatic power shower.



Upstairs there are two large double bedrooms - one to the front and one to the rear, both with large picture window formations and carpeted in matching deep pile navy. Both rooms have unique eaves storage - perfect for modern lifestyles! There is a boxroom adjacent

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

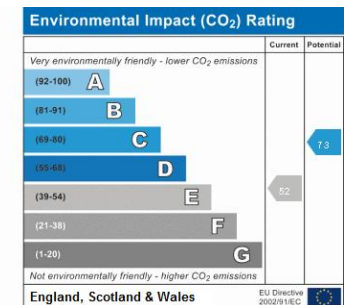
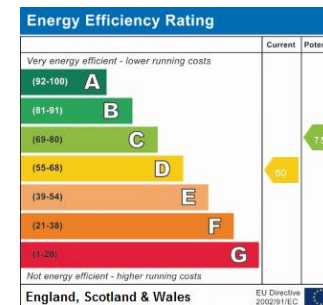
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

which the vendors use as a study but could be adapted to an en-suite or walk-in wardrobe for the front bedroom.

A family bathroom completes the accommodation, with light white wall tiling and washed pine dressings further adding to the look and feel of a sanctuary - the ideal place for a relaxing soak after a long day!

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.

Home Report Available on request.



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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