



UNIQUE PROPERTY SPLIT  
OVER TWO LEVELS

SPACIOUS THREE BEDROOM  
UPPER CONVERSION

DOUBLE BEDROOMS (ONE ON  
LOWER LEVEL, TWO ON  
UPPER LEVEL)

Canal Street, Renfrew, PA4 8QE

Offers Over £135,000

EVE Property are delighted to present to the open sales market a fabulous three bedroom duplex apartment set within a traditional sandstone building on the sought after Canal Street, Renfrew. Positioned on the preferred first floor of a well maintained building shared with only one neighbouring property, this spacious and characterful home is ideally located close to local amenities, transport links and Renfrew town centre, making it an excellent opportunity for those looking to settle in the area. Early viewing is highly recommended.



## Property Description

This generously proportioned property has proven to be a successful rental investment for the current owner, currently generating an annual rental income of £13,200 per annum. The property offers an excellent opportunity for prospective buyers, whether seeking a spacious home to live in or a strong addition to a rental investment portfolio. Entry is gained via secure door entry to a well kept communal close, featuring ceramic floor tiling and two tone painted walls which create an attractive welcome.

Internally, security storm doors open to a large and bright entrance hallway leading to all principal apartments. The hallway is finished with matte cream walls and oak laminate flooring, a design theme that continues throughout much of the property. The home benefits from high ceilings, decorative cornicing and ceiling roses, enhancing the sense of space and traditional character.

To the rear of the property is a large dining kitchen, thoughtfully designed with a range of country white wall and floor mounted cabinetry, light speckled laminate worktops and a navy tiled splashback. The kitchen is equipped with stainless steel double sink with mixer tap, electric oven, gas hob and space for a freestanding fridge freezer. A large picture window floods the room with natural light while porcelain floor tiling further enhances the bright and spacious feel. The room comfortably accommodates a large dining table, ideal for family living and entertaining.

Adjacent to the kitchen is a fully equipped utility room providing additional storage along with space and servicing for a washer/dryer and sink.





A door from the utility room leads to a private elevated sun patio, a hidden gem offering a peaceful retreat within the town centre. A secluded and secure outdoor space enjoys sunlight throughout the day and is ideal for alfresco dining and entertaining.

To the front of the property, the spacious bay window living room features a traditional marble fireplace with electric fire, creating a warm and inviting focal point. There is ample space for modern lounge furnishings and the room is fully serviced with satellite television cabling.



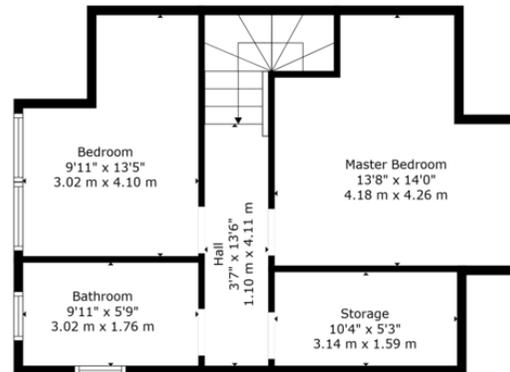
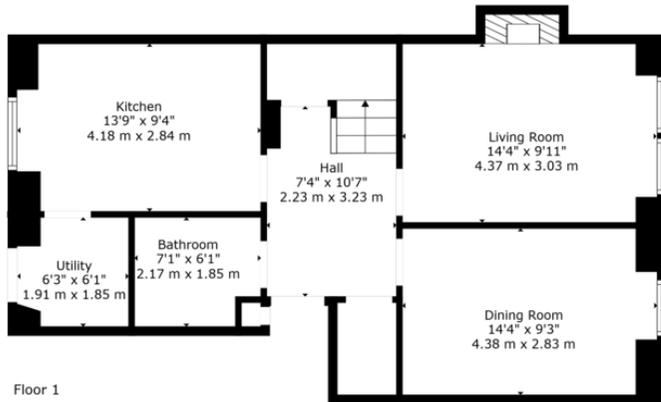
The neighbouring room could be utilised as a formal dining room or could easily serve as a third bedroom or additional living space. Adjacent to this room is a fully tiled shower room finished in neutral tones and fitted with a corner cubicle, white sanitary ware and thermostatic power shower.

The upper level of the property hosts two generous double bedrooms, positioned to the front and rear respectively, both featuring large window formations and deep pile navy carpeting. Each bedroom benefits from useful eaves storage, providing practical solutions for modern living.



A box room/study sits adjacent and could be adapted into a walk-in wardrobe or potential en-suite for the front bedroom. Completing the accommodation is the family bathroom, finished with light wall tiling and washed pine furnishings, creating a relaxing and comfortable space to unwind.

This distinctive and individually designed duplex apartment combines traditional charm with spacious modern living and must be viewed to be fully appreciated. Interested parties are encouraged to contact our friendly sales team today to arrange a viewing.



**TOTAL: 1056 sq. ft, 98 m2**

FLOOR 1: 634 sq. ft, 59 m2, FLOOR 2: 422 sq. ft, 39 m2

EXCLUDED AREAS: FIREPLACE: 9 sq. ft, 1 m2, STORAGE: 54 sq. ft, 5 m2, LOW CEILING: 8 sq. ft, 1 m2

Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



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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