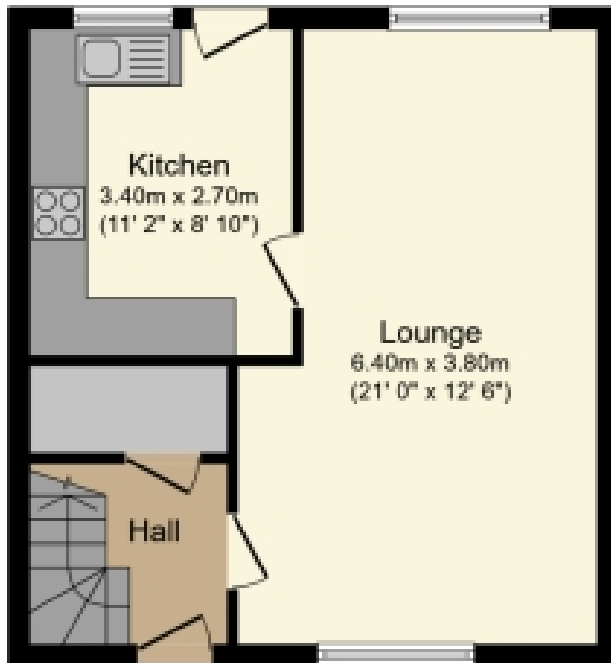




**3 Millburn Avenue, Renfrew**

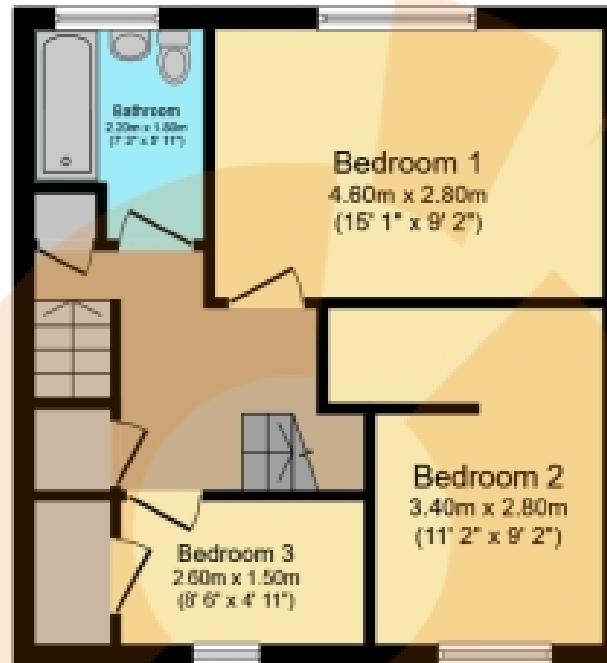
**Offers Over £149,995**





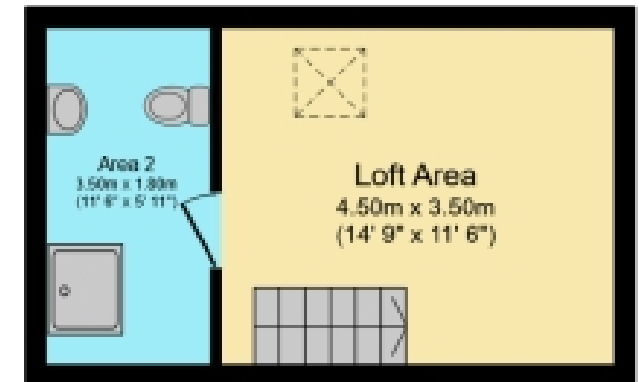
## Ground Floor

Floor area 37.8 m<sup>2</sup> (407 sq.ft.)



## First Floor

Floor area 37.8 m<sup>2</sup> (407 sq.ft.)



## Second Floor

Floor area 20.7 m<sup>2</sup> (223 sq.ft.)

**TOTAL: 96.4 m<sup>2</sup> (1,037 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

Welcome to No. 3 Millburn Avenue. Ideally located just a short drive to a host of fabulous local amenities, and presented in true walk-in condition, this property presents the ideal opportunity for first time buyers, families, and professionals alike.

Externally, the property features a fully enclosed garden, which has been laid to lawn, with a paved walkway leading you to the front entrance.

Entry is via the welcoming reception hallway, leading you in the first instance to the family lounge which is strikingly spacious. The lounge has been stylishly decorated in soft, neutral tones and features a dual aspect window formation, allowing natural sunlight to flood in. There is ample space for a dining table and chairs, making this the perfect spot to enjoy mealtimes, and for entertaining year-round.

Our clients have recently installed the ultra-modern kitchen, which features a host of shaker-style units, with contrasting butcher-block effect countertops, creating a fashionable and efficient workspace. Quality integrated appliances include a child-friendly induction hob with extractor hood, oven/grill, microwave, dishwasher, and washing machine which will all be included within the sale.

On the first floor, you will find two generously proportioned bedrooms, as well as a box room offering the perfect home office, study or nursery. Completing this level is the contemporary family bathroom, comprising of a shower-over-bath with glass screen, w.c. and wash-hand-basin. Chic chrome fixtures and fittings can be found throughout.

The loft space is floored and offers a multitude of a potential uses, subject to the appropriate planning.

To the rear of the property, there is a fully enclosed garden, creating the perfect space for children and pets alike, and even dining alfresco on a warm summers' day.

The property also benefits from gas central heating and double glazing throughout.

Glasgow International Airport and the Queen Elizabeth University Hospital are a short drive away and the nearby M8 motorway provides quick and easy access to Glasgow City Centre and further afield. For more detailed information on schooling, please use The Property Boom's catchment and performance tool on our website.

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[www.thepropertyboom.com](http://www.thepropertyboom.com)  
70 West Regent Street, Glasgow, G2 2QZ  
Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)