



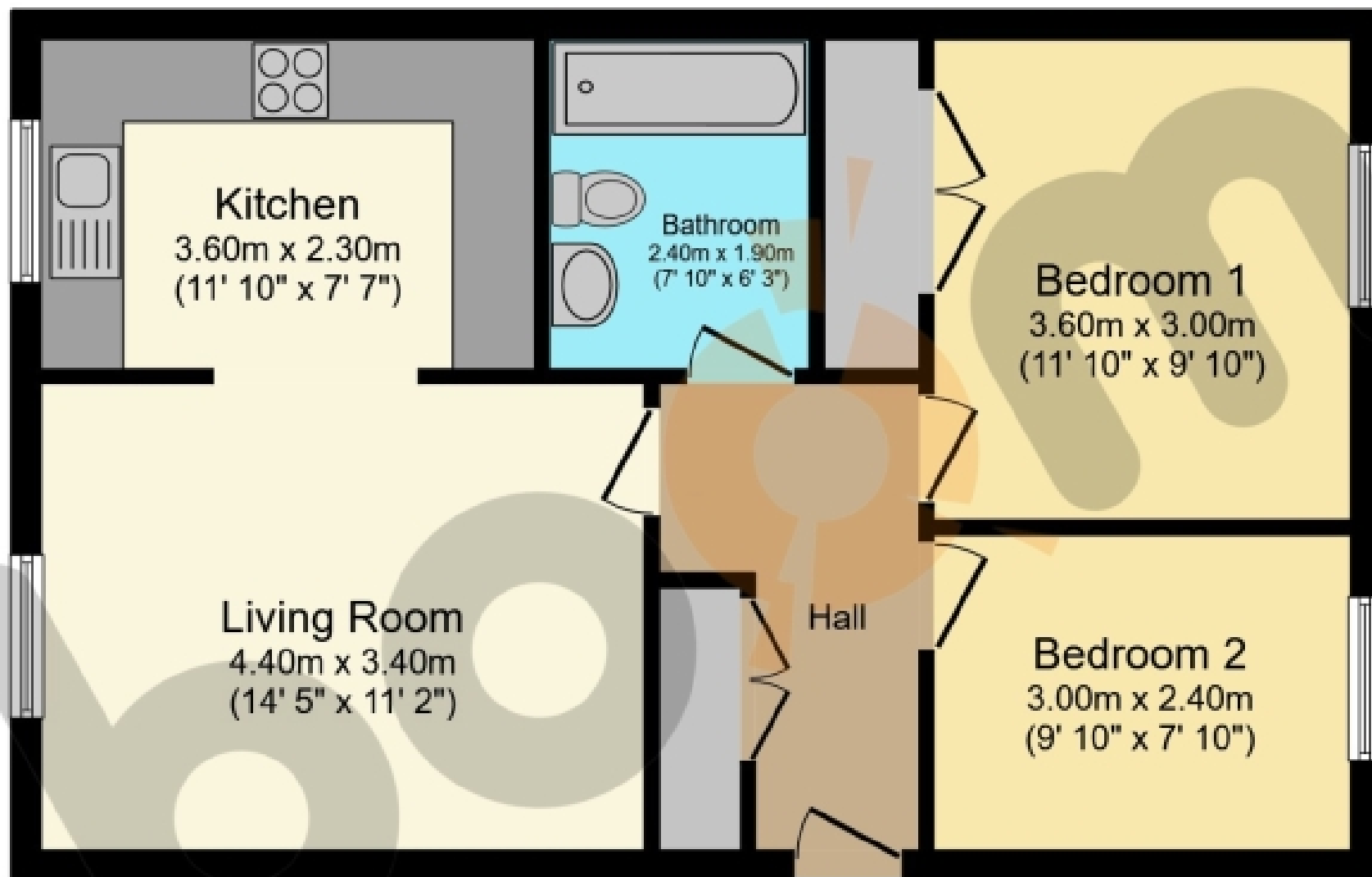
**12 0-2 Whimbrel Wynd, Renfrew**

**Offers Over £125,000**









## Floor Plan

Floor area 56.3 m<sup>2</sup> (606 sq.ft.)

**TOTAL: 56.3 m<sup>2</sup> (606 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

**\*\* EXCELLENT GROUND FLOOR APARTMENT \* SECURE DOOR ENTRY \* WELL MAINTAINED COMMUNAL AREAS \* PLENTIFUL PARKING \* GREAT TRANSPORT LINKS \* CONTEMPORARY OPEN PLAN KITCHEN \*** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Welcome to no 12 Whimbrel Wynd, Flat 0/2. This fantastic ground floor flat positioned in the popular Braehead locale, presents the ideal opportunity for a variety of buyers to include first time buyers and those downsizing alike.

Externally, the property has plentiful visitors and residents parking. There is a secure door entry system, and the communal close has been well kept by the current owners and their neighbours.

Entering the flat itself, you are presented with a welcoming entrance hallway, seamlessly connecting you with the open plan lounge/kitchen, three piece bathroom, and the two bedrooms.

The lounge is spacious, and has been decorated with modern neutral tones. The large window formation allows masses of natural light all throughout the day. The open plan kitchen is contemporary and features wall and base mounted cabinetry. There is a range of integrated appliances, including an oven, gas hob and an extractor hood.

Both bedrooms are spacious doubles, and bedroom one has the added benefit of in built storage solutions. Completing the flat, is a three piece bathroom, comprising of a shower over head bath, a w.c. and a wash hand basin.

Glasgow International Airport, Braehead Shopping Complex 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.

WOULD YOU LIKE A FREE DETAILED VALUATION OF YOUR OWN PROPERTY?

TAKE ADVANTAGE OF OUR DECADES OF EXPERIENCE AND GET YOUR FREE PROPERTY VALUATION FROM OUR FRIENDLY AND APPROACHABLE TEAM. WE CUT THROUGH THE JARGON AND GIVE YOU SOLID ADVICE ON HOW AND WHEN TO SELL YOUR PROPERTY.

Viewing by appointment only - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT

**www.thepropertyboom.com**  
**Head Office : 31 Braehead, Beith, KA15 1EG**  
**Tel: 0333 900 9089 / Email: [smile@thepropertyboom.com](mailto:smile@thepropertyboom.com)**