



Flat 0/2, 103B Cockels Loan  
Renfrew | PA4 0NJ

pattison&co

Offers Over £64,500



**Flat 0/2, 103B Cockels Loan, Renfrew, PA4 0NJ**

This is a well presented ground floor flat within established pocket of Renfrew. The property enters by a bright and welcoming hallway and enjoys neutral décor throughout. The living room benefits from a large double window, contemporary laminate flooring and cool tones with space for a modest dining table. The kitchen benefits from wall and floor mounted cabinets, integrated oven, hob and cooker hood and space for a fridge/freezer. The bedroom provides ample space for a double sized bed and features laminate flooring and neutral walls. The shower room boasts neutral wall boards with contemporary silver edging with modern shower, WC and basin. The accommodation is completed with a utility room currently housing the boiler and washing machine. The property specification includes secure door entry, double glazed UPVC windows, UPVC front door and gas central heating. The property is in close proximity to usual amenities such as supermarkets, schools and restaurants - and the popular Braehead Shopping Centre and adventure area XSite. Furthermore, the M8 Motorway network also connects Renfrew to the central belt with ease.



All room measurements are taken at the longest and widest points:-

Hallway: 4.31m x 1.71m

Living Room: 3.40m x 4.40m

Kitchen: 3.40m x 1.70m

Bedroom: 4.31m x 2.99m

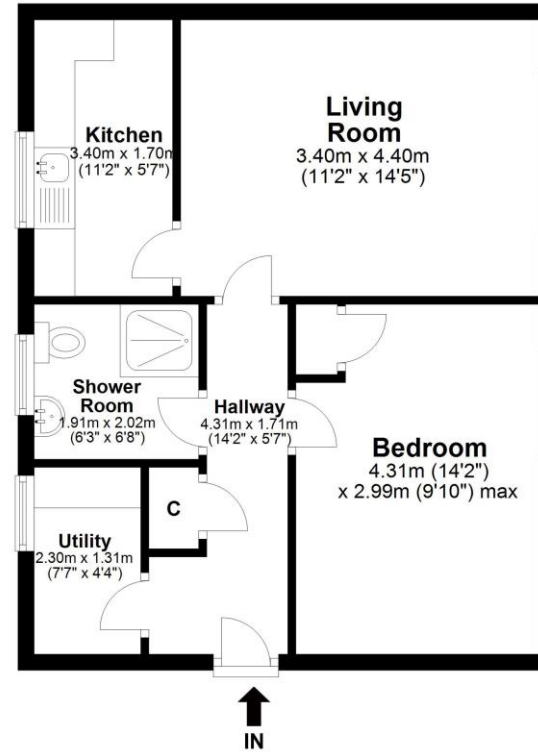
Shower Room: 1.91m x 2.02m

Utility Room: 2.30m x 1.31m

Certificate Number :

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69
55-68	D	57	
39-54	E		
21-38	F		
1-20	G		

## Cockels Loan, Renfrew, PA4 0NJ



Total area: approx. 48.5 sq. metres (521.7 sq. feet)

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.