

# THE CHURCH OF SCOTLAND

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## **51 Morriston Crescent, Deanpark Renfrew PA4 0XU**



This property comprises a 2-storey detached house, well positioned on a large corner site. The property is located in a well established residential estate, and is conveniently located for access to local amenities, including primary and secondary schools. The M8 motorway is within easy reach giving access throughout the central belt, including Glasgow International Airport. Extensive shopping and entertainment facilities can be found at Braehead Shopping Complex and Xscape, only a short distance away.

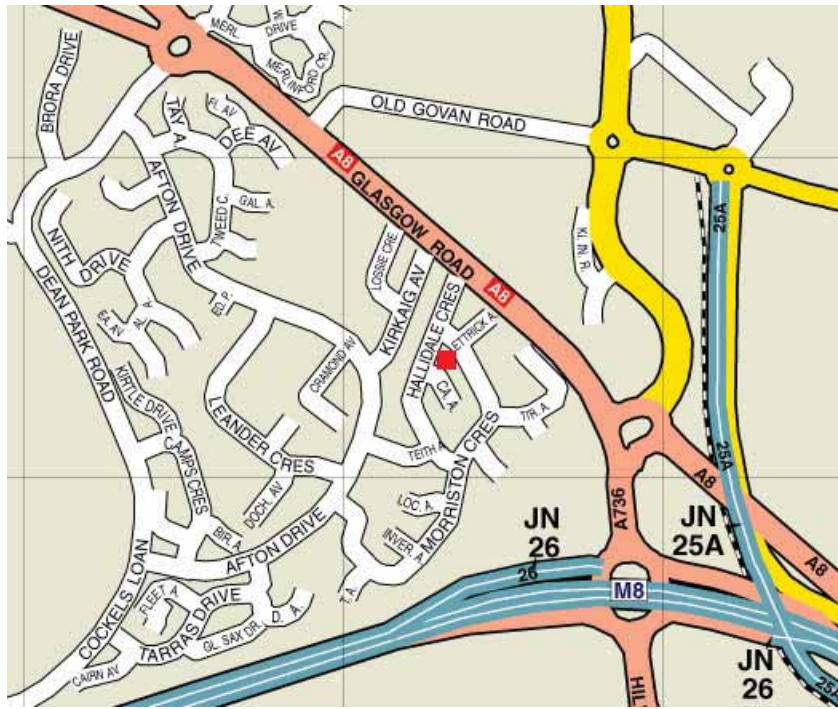
The house is easily maintained, and of brick construction, with a pitched roof. It benefits from some double and secondary glazing, and gas central heating. It was built some 30 years ago and offers flexible accommodation to provide a spacious and comfortable family home.

## **HOME REPORT AVAILABLE OFFERS OVER £175,000**

MRS JANETTE SWILSON, LL.B., N.P.  
Solicitor of the Church

**LAW DEPARTMENT**  
121 George Street  
Edinburgh EH2 4YN  
Tel: 0131 240 2263 Fax: 0131 240 2246  
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MISS MARY E MACLEOD LL.B., N.P.  
Depute Solicitor



#### ACCOMMODATION

Lounge (11' x 17'9")

Dining room (9'6" x 11'8")

Kitchen (12'2" x 10'2")

Cloakroom (4'8" x 3'4")

#### First Floor

Bedroom 1 (12'5" x 8'7")

Bedroom 2 (8'11" x 9'6")

Bedroom 3 (8'10" x 7'10")

Bedroom 4 (8'8" x 9'7")

Bathroom (6'6" x 5'4")

#### Fittings and Fixtures

All floor coverings are included as are blinds, light shades and curtains throughout. The fridge and freezer in the kitchen are also included.

#### Garden

The surrounding large garden is laid mainly to lawn and shrubs.

#### Outbuildings

Garden Shed

#### Services

The property is served by mains water, gas, electricity and drainage.

#### Council Tax Banding

Band F

#### Viewing

Please contact Selling Agents on 0131 240 2263

#### Offers

Offers over £175,000 are invited and should be submitted in writing to:-

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#### Church of Scotland Law Department

121 George Street

Edinburgh

EH2 4YN

Telephone 0131-240 2263

Fax 0131-240 2246

E-mail: [properties@cofscotland.org.uk](mailto:properties@cofscotland.org.uk)

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**This and our other properties for sale can be viewed at [www.cofsproperties.org.uk](http://www.cofsproperties.org.uk)**

#### Sellers:

The Church of Scotland General Trustees - Scottish Charity Number No. SC014574

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*It is possible that a closing date for offers will be fixed and, to ensure that they receive intimation of this, prospective purchasers must formally intimate their interest in writing or by e-mail with the Law Department.*

*As offers will require to be considered by one or more Church Committees, they should not be subject to short time limits for acceptance.*

*The sellers do not bind themselves to accept the highest or any of the offers received.*

*Whilst the foregoing Particulars are believed to be correct they are not warranted on the part of the sellers and prospective purchasers will require to satisfy themselves with regard to all matters prior to submission of offers*