



20 Cedar Avenue, Clydebank, G81 4NN

Offers over £104,995



****Fantastic TWO bedroom upper cottage flat**** This sought after accommodation within the Mountblow area of Clydebank is sure to appeal to a variety of purchasers. With HDVR Property Tour available, please contact Elevate Property Services for more information.



Property Information

Welcome to No. 20 Cedar Avenue, perfectly situated within the Mountblow area of Clydebank, this spacious TWO bedroom upper cottage flat will appeal to a variety of purchasers. This property is set within a quiet location and is within walking distance to a host of local attractions and amenities.

To the side, the property boasts a driveway, garage and substantial lawn garden. Entrance is via a door to the side of the building, leading into the welcoming hallway and stairway to upper floor. The lounge is bright and airy with large windows flooding this room with an abundance of natural light. The fitted kitchen hosts an array of grey wall and base mounted units paired with coordinating laminate worktops, creating a clean and efficient workspace. Integrated appliances include an electric oven, hob and extractor fan and adequate space is available for free-standing appliances. The kitchen further benefits from two large storage cupboards. Both bedrooms are well-proportioned and benefit from convenient in-built storage. Completing this property is a newly fitted bathroom with easily maintained wet wall panelling and comprising of a bathtub with electric shower over, vanity unit and W.C. The apartment also benefits from additional storage within the loft area. Gas central heating and double glazing throughout, provides all rooms with a lovely warmth all year round. The private, low maintenance rear garden is mainly laid to lawn and is the perfect space for relaxation.

The property is ideally situated within the popular Mountblow area of Clydebank and only a short walking distance to local attractions and transports links, such as Dalmuir Municipal Golf Course, Dalmuir Park and Dalmuir train station. Clydebank retail centres and the village of Old Kilpatrick are only a short distance away, hosting a variety of shops, restaurants, bars and amenities making this a perfect base for purchasers.

We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

Any areas, measurements or distances quoted are approximate and floorplans are only for illustration purposes and are not to scale. Thank you.

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

Room Dimensions

- Lounge - 4.55m x 3.64m
- Kitchen - 2.84m x 2.22m
- Bedroom One - 3.93m x 3.39m
- Bedroom Two - 3.93m x 3.03m
- Bathroom - 2.22m x 2.02m

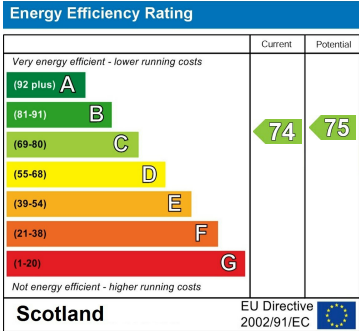
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.