



43 Shakespeare Avenue, Clydebank, G81 3HB

Offers over £89,995



**\*\*Spacious THREE bedroom lower cottage home \*\*** offering highly sought after accommodation within the popular Parkhall area. This property has been appraised to reflect the modernisation required and is not expected to be available for long! With HDVR Property Tour available, contact Elevate Property Services for more information.



Property Information

Welcome to No. 43 Shakespeare Avenue, this spacious THREE-bedroom lower cottage home offers an excellent opportunity to purchase this well-proportioned property and decorate to your specification. Set on an elevated position with fantastic views over the surrounding area and ample on street parking off the main road, the location is ideal. To the front of the property, a substantial garden is available which is mainly laid to lawn.

Upon entering the property, you are welcomed in through to the reception hallway which leads you in the first instance to the neutrally decorated lounge. A large window surrounds this space with an abundance of natural sunlight. The fitted kitchen has an array of wood effect wall and base mounted units paired with contrasting laminate worktops and adequate space for free-standing appliances. The kitchen also benefits from a large storage cupboard and door leading to the rear garden.

Three generously proportioned bedrooms are available, all of which have the added benefit of fitted storage. The shower room comprises of a walk-in shower with electric shower, wash hand basin and W.C. The south facing rear garden is accessed via the side of the property or rear door from the kitchen and is mainly laid to lawn and benefits from a large storage shed.

Ideally situated within walking distance of sought after primary and secondary schooling, this property will appeal to a variety of purchasers including families with children of various ages. Also, within walking distance to local shopping centres and with excellent transport links further afield to Glasgow City and Loch Lomond area.

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 or 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 - 4.29m x 4.09m
- Kitchen - 3.83m x 4.09m
- Bedroom One - 3.89m x 3.14m
- Bedroom Two - 4.32m x 2.64m
- Bedroom Three - 3.25m x 3.19m
- Shower Room - 2.11m x 1.72m

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.

Area Map



Floor Plans



Energy Efficiency Graph

