



43L Ocean Field, Clydebank, G81 3QW

Offers over £119,995



****CLOSING DATE SET FOR FRIDAY 7/2 AT 12.00PM**** Fantastic TWO bedroom top floor flat, situated within the highly sought after Ocean Field development in Clydebank and within walking distance of a host of amenities and transport links. This beautiful property is brought to market in true walk-in condition and is not expected to be available for long! With HDVR Property Tour available, please contact Elevate Property Services for more information.



Property Information

Welcome to 43L Ocean Field, situated within a highly sought-after development in Clydebank. This splendid TWO bedroom flat is situated on the top floor providing stunning views overlooking this popular estate and the surrounding countryside. Neutrally decorated throughout, this property is the perfect blank canvas for the potential purchaser.

To the front, the property benefits from an allocated parking space. Entry into this well-maintained building is via a secure door entry system providing access to authorised visitors only.

Upon entering through the entrance vestibule, you are welcomed into the bright and airy reception hallway which leads to all rooms within this beautiful property. The neutrally decorated lounge is generous in size and boasts ample space for dining. Dual aspect windows flood this room with natural sunlight and provide the most stunning views. The fitted kitchen hosts an array of wood effect wall and floor units and co-ordinating laminate worktops, creating a clean and efficient workspace. Kitchen appliances include an integrated oven, hob and extractor fan with ample space available for a free-standing washing machine and fridge freezer.

Two well-proportioned bedrooms are available, both of which benefit from fitted storage facilities. The master bedroom further benefits from an ensuite shower room, comprising of a walk-in shower cubicle with electric shower, vanity unit and W.C. Completing this property, is a neutrally tiled family bathroom which is generous in size and comprises of bath, wash hand basin and W.C.

Ideally situated within walking distance of sought after early learning centres and primary/secondary schooling, this property is sure to also appeal to families with children of various ages. Just off the A82 and within walking distance to the Erskine Bridge, this development is ideally positioned for transport links to local areas or further afield to Glasgow Airport, Glasgow City Centre, Loch Lomond etc.

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 floor plans 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 - 5.24m x 4.00m

Kitchen - 2.99m x 2.41m

Bedroom One - 4.91m x 3.46m

Bedroom Two - 3.45m x 2.99m

Ensuite - 2.25m x 1.86m

Bathroom - 2.15m x 1.87m

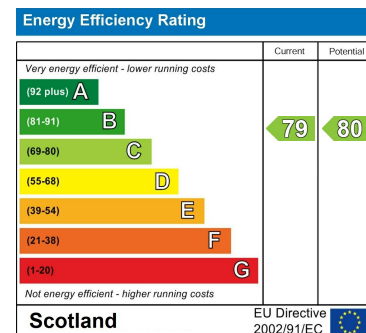
Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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