



3A Craighton Street, Clydebank, G81 5BZ

Offers over £72,500



****Splendid TWO bedroom ground floor flat with private gardens**** This seldom available property is situated within a popular Clydebank locale and within walking distance of a host of local amenities and services. This property 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 No. 3A Craighton Street, situated within a popular Clydebank area and close to host of amenities and transport links. This fantastic TWO bedroom flat with private garden space is sure to appeal to a variety of purchasers.

To the front, the property benefits from ample on street parking. A secure door entry system provides access to authorised visitors only. This property is located on the ground floor of this well-maintained building.

Upon entering, you are welcomed into the bright and airy reception hallway which leads to all rooms and benefits from storage facilities. The neutrally decorated lounge is generous in size and boasts large windows which flood this space with natural sunlight. The modern fitted kitchen hosts an array of white wall and floor units and contrasting laminate worktops, creating a clean and efficient workspace. There is ample space for the required free-standing appliances.

The master bedroom is well proportioned and boasts patio door access to a private rear garden space. The second bedroom is also generous in size and benefits from excellent fitted storage. Completing this property, is a partially tiled bathroom, comprising of a bath with electric shower over, wash hand basin and W.C.

Ideally situated within a short distance of sought after primary and secondary schooling, this property will particularly appeal to families with children of various ages. Also, with excellent transport links to local shopping centres, or further afield to Glasgow City and Loch Lomond area, the location is ideal.

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- 5.99m x 3.28m

Kitchen - 4.06m x 2.00m

Bedroom One - 3.50m x 3.17m

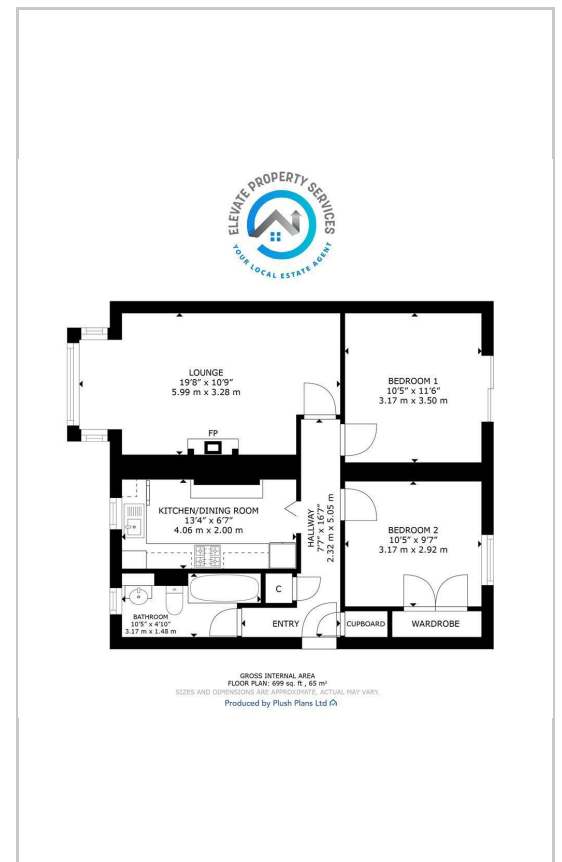
Bedroom Two - 3.17m x 2.92m

Bathroom - 3.17m x 1.48m

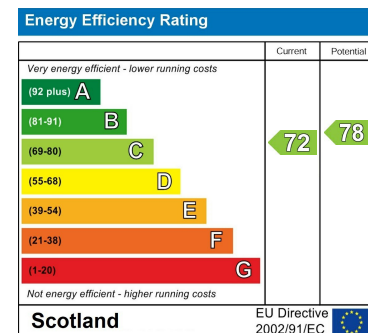
Area Map



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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