



34 Birch Road, Clydebank, G81 3PD

Offers over £74,995



****Sought after ONE bedroom upper cottage flat within the popular Parkhall/Clydebank 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, please contact Elevate Property Services for more information.



Property Information

Welcome to No. 34 Birch Road, this sought after ONE bedroom upper cottage home offers an ideal opportunity for many purchasers. The property is situated within the popular Parkhall/Clydebank locale and is within walking distance from a host of amenities and public transport links.

Entrance is via the side of the building leading into a welcoming reception porch. A staircase provides access to the accommodation on the upper floor. The lounge offers impressive dimensions and a large window flooding this room with an abundance of natural light. The fitted kitchen currently hosts ample units, workspace and space for free-standing appliances. The bedroom is generous in size and boasts a large storage cupboard. Completing this property, is a shower room with walk in shower cubicle, wash hand basin and W.C. Additional storage is available in the loft area. The property also benefits from gas central heating and double glazing throughout.

This property is ideally situated within walking distance of ELCC’s, Primary and Secondary Schools and a host of local amenities. A regular local bus service travels to the popular Clyde Shopping Centre where there is also additional transport links to Glasgow City Centre, Loch Lomond and further afield.

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 - 4.92m x 3.71m
- Kitchen - 3.71m x 2.26m
- Bedroom - 5.24m x 3.64m
- Bathroom - 2.26m x 1.67m

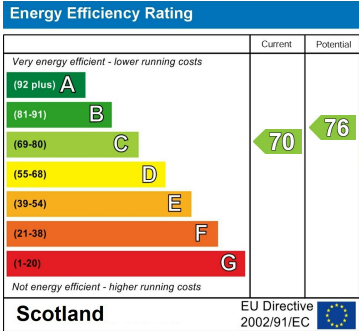
Area Map



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.