

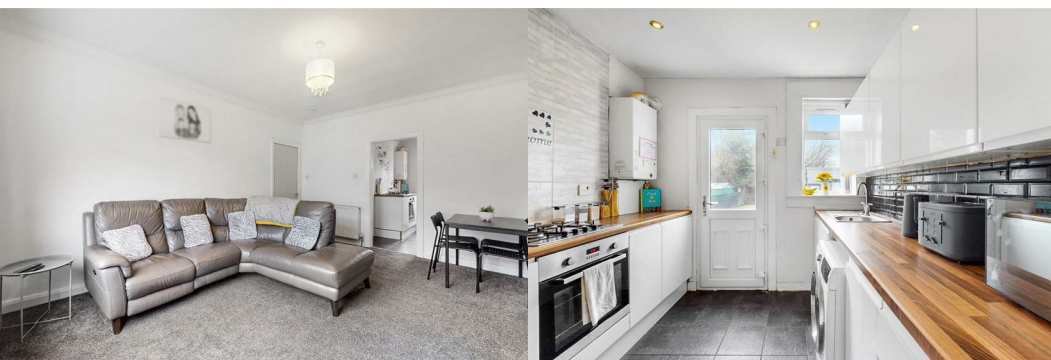


115 Durban Avenue, Clydebank, G81 4JP

Offers over £104,995



****CLOSING DATE SET FOR TUESDAY 11/2 AT 12.00 NOON**** Sought after TWO bedroom lower cottage garden flat, this seldom available property is set within walking distance of a host of local amenities and services. This property is sure to appeal to a variety of purchasers 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. 115 Durban Avenue, this splendid TWO bedroom lower cottage flat with private gardens is expected to be popular.

To the front, the property benefits from on-street parking and a low maintenance lawn garden. Upon entering, you are welcomed into the bright and airy reception hallway which leads to most rooms within this beautiful property. The neutrally decorated lounge is generous in size and boasts a large window filling this room with an abundance of natural light. The modern fitted kitchen hosts an array white gloss wall and floor units complemented with wood-effect worktops creating a clean and efficient workspace. Appliances include an integrated gas hob and oven and ample space is available for a free-standing washing machine and fridge freezer. Access to the rear garden is via a glass panelled door creating additional natural light.

This property further boasts two well-proportioned bedrooms, both of which have ample space for bedroom furniture. Completing this property, is a family bathroom with easily maintained wet wall panelling and comprising of a bath with shower over, vanity unit and W.C.

The easily maintained rear garden benefits from a substantial lawn and patio area creating the perfect space for dining al-fresco and relaxation. The garden is also fully enclosed providing a safe and easily maintained environment for children and pets alike.

Ideally situated within walking distance of sought after early learning centres and schooling, this property is sure to also appeal to families with children of various ages. The NHS Golden Jubilee Hospital is only a short walk away, as is a host of other local amenities. Dalmuir train station and main bus services are available within close proximity, providing transport links to local shopping centres 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 - 4.76m x 3.78m
- Kitchen - 3.09m x 2.62m
- Bedroom One - 4.19m x 3.63m
- Bedroom Two - 4.19m x 3.09m
- Bathroom - 2.20m x 1.81m

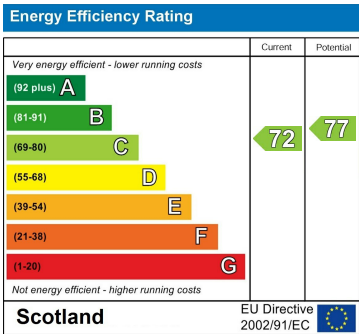
Area Map



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.