



120 Canberra Avenue, Clydebank, G81 4LW

Offers over £84,995



Elevate Property services are delighted to present this TWO bedroom lower cottage flat to market. This sought after accommodation within the popular Clydebank area has been appraised to reflect the modernisation required and is not expected to be available for long.



Property Information

Welcome to No. 120 Canberra Avenue, this sought after TWO bedroom lower cottage home offers an ideal opportunity for many purchasers. The property is situated within the popular Clydebank area and is within walking distance from a host of amenities and public transport links.

Ample on street parking and a low maintenance lawn garden is available to the front of the property. The welcoming reception hallway leads to most rooms within this property. The lounge offers impressive dimensions with a large window flooding this room with an abundance of natural light. The fitted kitchen boasts space for free standing appliances and a convenient storage/larder cupboard. The two well-proportioned double bedrooms are available, one of which also benefits from a large storage cupboard. Completing this property is a shower room with wet-wall panelling and comprising of an electric shower, W.C. and a wash-hand basin. The apartment further benefits from an electric heating system and double glazing throughout.

Ideally situated within the popular Dalmuir area of Clydebank and within walking distance of sought after schooling, this property will particularly appeal to families. Also, within walking distance to Clydebank retail centres and the village of Old Kilpatrick, which enjoys a fantastic setting on the edge of the River Clyde. The area offers a variety of shops, restaurants, bars and amenities making this a perfect base for purchasers.

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 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.

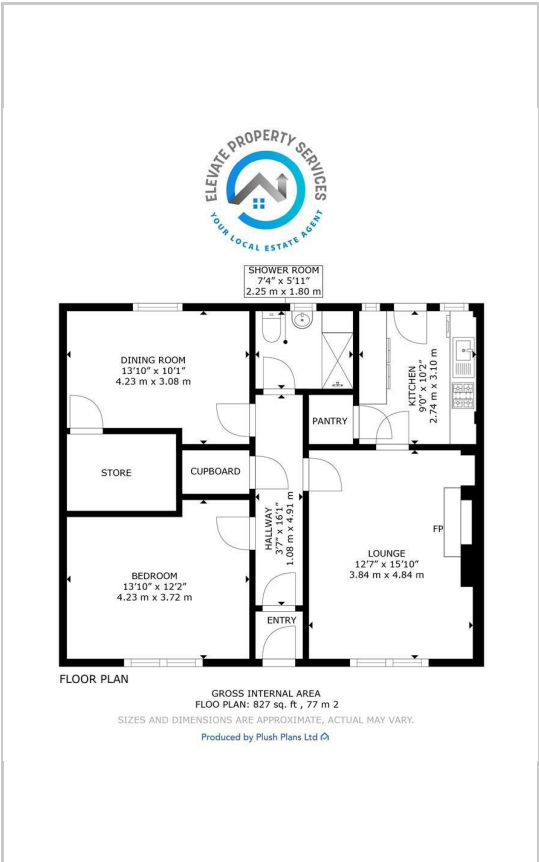
Room Dimensions

- Lounge - 4.84m x 3.84m
- Kitchen - 3.10m x 2.74m
- Dining Room - 4.23m x 3.08m
- Bedroom - 4.23m x 3.72m
- Shower Room - 2.25m 1.80m

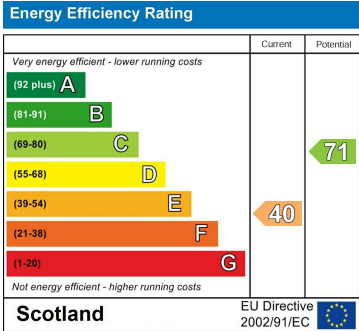
Area Map



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.