



## 177 Kirkwood Avenue, Clydebank, G81 2SP

Offers over £134,995



\*\*CLOSING DATE FOR FINAL OFFERS - WEDNESDAY 30/4 AT 12.00PM\*\*Elevate Property Services are delighted to bring this extended THREE bedroom mid terrace property to market. Offering spacious and desirable accommodation within the popular Linnvale area, this property is not expected to be available for long!



## Property Information

Welcome to 177 Kirkwood Avenue, this property is presented to market as a blank canvas, perfect for the new owner to modernise to their own specification.

To the front of the property is a low maintenance garden leading to the modern uPVC door. Upon entry, guests are greeted by a vestibule that leads into the hallway. The spacious hallway leads you in the first instance to the lounge which benefits from a large window which floods this space with natural sunlight. A dining space is conveniently nestled between the lounge and kitchen, creating an ideal space for family meals and entertaining. The modern fitted kitchen has been extended to allow for an array of wall and base units and ample workspace. The kitchen further benefits from an integrated gas hob, oven and extractor fan. Ample space is available for a free-standing washing machine and fridge freezer. Access to the splendid rear garden is also via the kitchen. Completing this floor is a large shower room which comprises of an adapted shower area, wash hand basin and W.C.

On the upper level, the property is further complimented with three generous bedrooms, two of which boast in-built in storage. Further storage is also available within the attic area. The property also benefits from double glazing and gas central heating throughout.

The rear garden of this property boasts a substantial lawn and a large patio area perfect for sitting out or al-fresco dining. This tranquil space is also fully enclosed, creating a safe and easily maintained environment for children and pets alike.

Ideally situated within a short distance of sought after schooling, this property will particularly appeal to families with children of various ages. Also, with excellent transport links, including a local bus service to local shopping centres, or further afield to Glasgow City and Loch Lomond area, the location is sure to appeal to a variety of 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 - 5.42m x 3.19m

Dining - 3.25m x 2.62m

Kitchen - 3.62m x 2.11m

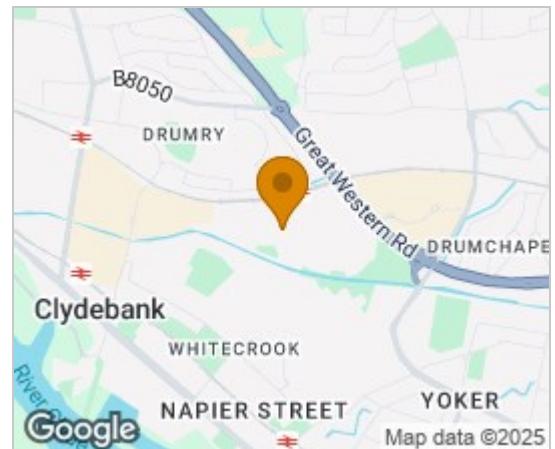
Bedroom One - 4.67m x 2.66m

Bedroom Two - 3.60m x 3.30m

Bedroom Three - 3.30m x 3.11m

Shower Room - 3.23m x 1.70m

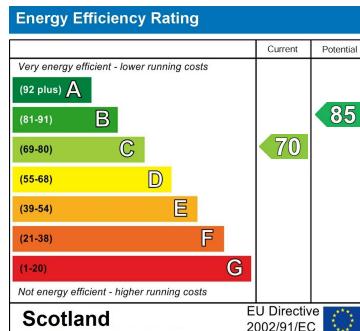
## Area Map



## 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.