

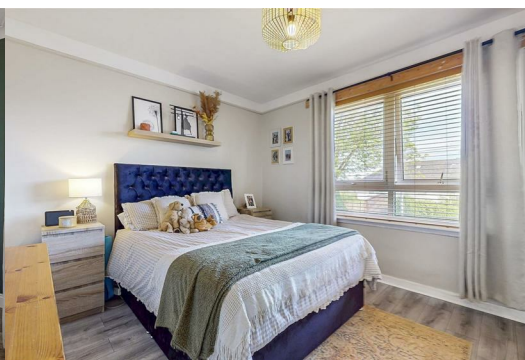


15 Ash Road, Clydebank, G81 3PT

Offers over £89,995



Elevate Property Services are delighted to present this splendid ONE bedroom lower cottage flat to market. Situated within the highly sought after Parkhall area (Clydebank) this property is sure to be popular!





Property Information

Welcome to No. 15 Ash Road, situated within the popular Parkhall area of Clydebank. This bright and spacious ONE bedroom lower cottage home is presented to market in walk-in condition and is sure to appeal to a variety of purchasers.

To the front, the property benefits from ample on street parking and a low maintenance garden with lawn and patio seating area. On entrance, the welcoming hallway boasts feature panelling and a large storage cupboard. The neutrally decorated lounge benefits from large windows filling this space with an abundance of natural sunlight and a compact dining space. The modern fitted kitchen has an array of white wall and base mounted units paired with wood effect worktops, creating a clean and efficient workspace. The kitchen further benefits from an integrated gas hob, oven, extractor fan and fridge-freezer. Additional space is available for a free-standing dishwasher.

The well-proportioned bedroom is situated to the front of the property and boasts fitted storage. Completing this property is a modern shower room which comprises of shower cubicle with rainfall shower, vanity unit and W.C. The property further benefits from gas central heating and double glazing throughout.

The low maintenance back garden offers fantastic potential for the new owner. With surrounding properties adding a driveway to the rear, this may be an option for the new owner, subject to the required planning permissions.

Ideally situated close to the local bus route with a regular service to Clydebank town centre, this property is perfect for those using public transport. A host of other local amenities are also only minutes away, including Clyde Shopping Centre and Great Western Retail Park, as are local train stations and main bus services, providing direct transport links to Glasgow City and Loch Lomond area.

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 - 3.73m x 4.91m
- Kitchen - 3.60m x 2.24m
- Bedroom - 4.08m x 3.68m
- Shower Room - 2.24m x 1.65m

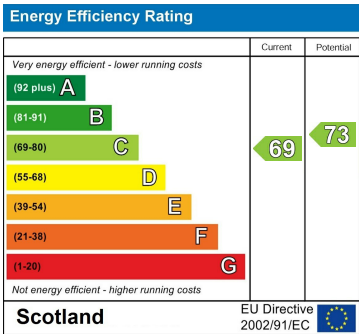
Area Map



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.