



## Flat 1/1, 1 Burnbrae Gardens, Clydebank, G81 6DT

Offers over £134,995



Elevate Property Services are delighted to present this splendid TWO bedroom first floor flat to market. This property is located within the highly sought after Duntocher area in Clydebank and is sure to appeal to a variety of purchasers.



Property Information

Welcome to Flat 1/1, 1 Burnbrae Gardens, this spacious TWO bedroom, first floor flat is located on a substantial corner plot providing stunning views overlooking the surrounding area. Neutrally decorated throughout, this property is the perfect blank canvas for the potential purchaser.

Private off-street parking is available to the side of the building with all residents benefitting from an allocated parking space. Access into the well-maintained building is via a secure door entry system providing access to authorised visitors.

Upon entering, you are welcomed into the bright and airy reception hallway which leads to all rooms within this spacious property. The neutrally decorated, open-plan lounge and kitchen is generous in size and can also accommodate dining. With French doors leading to a Juliet balcony and a large window, there is an abundance of natural light filling this space. The modern fitted kitchen is situated to the rear of the lounge and hosts an array of wall and floor units and laminate worktops, creating a clean and efficient workspace. Kitchen appliances include an integrated gas hob, oven, extractor fan and fridge freezer with ample space available for a free-standing washing machine.

Two well-proportioned bedrooms are available, one of which benefits from fitted storage facilities. The primary bedroom further benefits from an ensuite shower room, comprising of a shower cubicle with shower, wash hand basin and W.C. Completing this property, is a neutrally decorated bathroom comprising of a bathtub, wash hand basin and W.C.

Ideally situated within walking distance of local bars, restaurants and highly sought after schooling, this property will appeal to variety of purchasers, including families with children of various ages. Also, with excellent transport links to local shopping centres, or further afield to Glasgow City and Loch Lomond area, the location is ideal for a host 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.

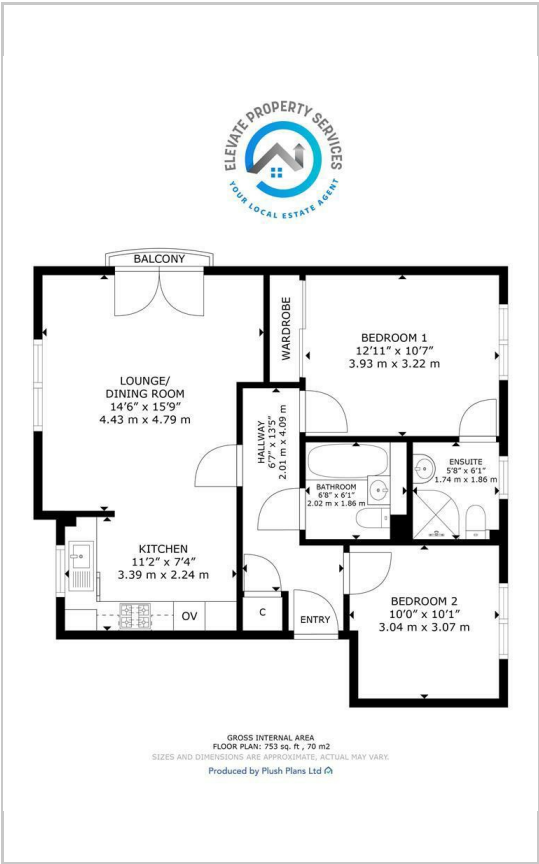
Room Dimensions

- Lounge - 4.45m x 4.79m
- Kitchen - 3.39m x 2.24m
- Bedroom One - 3.93m x 3.22m
- Ensuite Shower Room - 1.74m x 1.86m
- Bedroom Two - 3.04m x 3.07m
- Bathroom - 2.02m x 1.86m

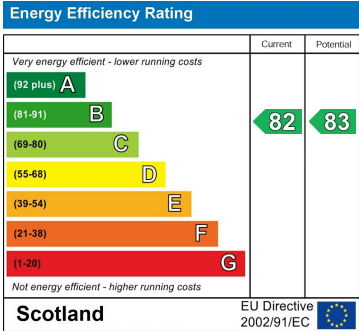
Area Map



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.