



44 Fisher Crescent, Clydebank, G81 6AE

Offers over £119,995



****CLOSING DATE FOR FINAL OFFERS - THURSDAY 3/9 AT 12.00PM**** Elevate Property Services are delighted to present this seldom available TWO bedroom end terrace property to market. Situated within the highly sought after Hardgate area and within walking distance of a host of amenities, this accommodation is sure to be popular.



Property Information

Welcome to No. 44 Fisher Crescent, this seldom available home is presented to market as a blank canvas, perfect for the new owner to add their own touch.

To the front of the property, ample on-street parking and a low maintenance garden is available. Upon entering, you are welcomed into the bright reception hallway which leads to all rooms. The neutrally decorated lounge boasts space for dining and dual aspect windows providing an abundance of natural light. The fitted kitchen hosts an array of matt white units and complementary worktop, creating clean and modern feel. Integrated appliances include an electric hob and oven and ample space is available for a free-standing washing machine and fridge-freezer.

A carpeted staircase leads to the accommodation on the upper floor. Two neutrally decorated double bedrooms are available on this floor, one of which benefits from fitted storage. Additional storage is available within the fully floored attic area. Completing this property, is a fully tiled shower room comprising of a shower cubicle with electric shower, wash hand basin and W.C.

The rear garden can be accessed via the kitchen or the side entrance, designed to be low maintenance, this is the perfect space to relax and enjoy the weather.

Ideally situated within walking distance of sought after schooling and the popular Goldenhill Park, this property will particularly appeal to families with children of various ages. Also, within a short distance of Golden Jubilee Hospital, West College Scotland, Clydebank Leisure Centre and Clyde Shopping Centre, the location is ideal. Excellent transport links are available to surrounding areas, or further afield 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/Dining Room - 6.09m x 3.81m
- Kitchen - 4.78m x 2.36m
- Bedroom One - 3.69m x 3.17m
- Bedroom Two - 3.69m x 2.79m
- Shower Room - 1.91m x 1.83m

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.

Area Map



Floor Plans



Energy Efficiency Graph

