



## 18 Beech Drive, Clydebank, G81 3QD

Offers over £124,995



\*\*CLOSING DATE FOR FINAL OFFERS - WEDNESDAY 28/5 AT 12.00 NOON\*\* Elevate Property Services are delighted to present this splendid TWO 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. 18 Beech Drive, situated on a fantastic corner plot with extensive garden grounds and driveway, this TWO bedroom lower cottage home is sure to appeal to a variety of purchasers.

Entrance is via the side of the building leading into the welcoming hallway which provides access to all rooms. The neutrally decorated lounge boasts large windows filling this space with an abundance of natural sunlight. The modern fitted kitchen has an array of contemporary blue wall and base mounted units paired with white stone worktops, creating a clean and efficient workspace. The kitchen further benefits from an integrated gas hob and oven. Adequate space is available for a free-standing washing machine and fridge-freezer. Both bedrooms within this property are generous in size and can accommodate a double bed. Completing this property is a well-proportioned bathroom, which includes a bath with an overhead shower, vanity unit and W.C.

The splendid gardens for this property are a must see! With substantial lawn, decking area, summer house and driveway, this is the perfect space to relax and enjoy the weather.

Ideally situated on the local bus route and within walking distance of sought after schooling, this property is sure to also appeal to families with children of various ages. 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 floor plans 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 - 4.91m x 3.59m

Kitchen - 3.59m x 2.68m

Bedroom One - 3.89m x 3.04m

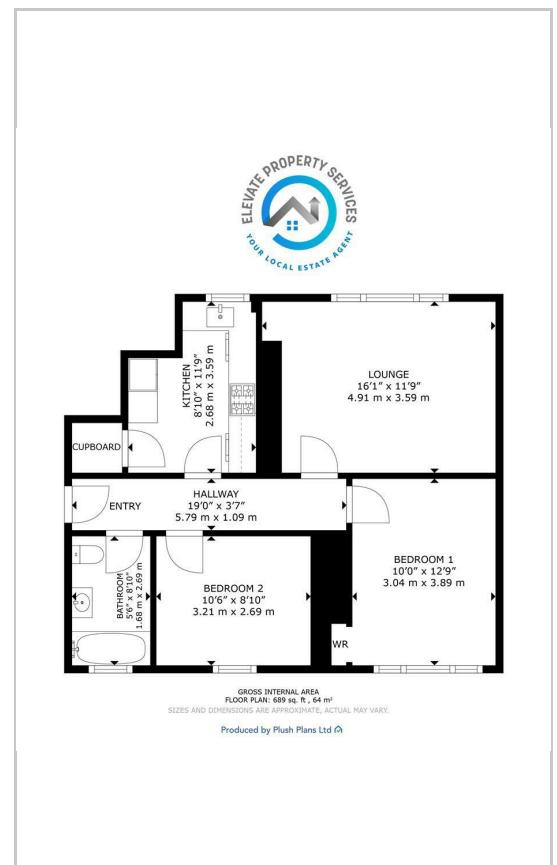
Bedroom Two - 3.21m x 2.69m

Bathroom - 2.69m x 1.68m

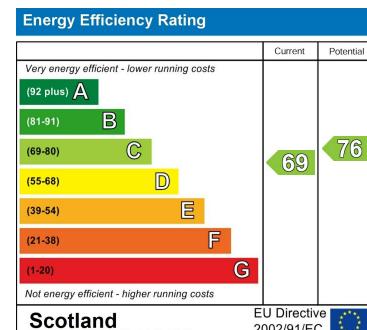
## Area Map



## 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.