



## 220 Montrose Street, Clydebank, G81 2PQ

Offers over £77,500



Elevate Property Services are delighted to present this TWO bedroom lower cottage flat within the popular Clydebank area to open market. This property would be perfect for investors, first-time buyers or downsizers alike and is not expected to be available for long!



## Property Information

Welcome to No. 220 Montrose Street, this sought after TWO bedroom lower cottage flat offers an affordable opportunity for a variety of purchasers. The property is situated within a popular Clydebank area and is within walking distance from a host of amenities and public transport links.

To the front of the property benefits from ample on-street parking and a low maintenance lawn garden. On entrance to the property, you are welcomed into the hallway which leads you to firstly into the bright and spacious lounge. The fitted kitchen features an array of wall and base mounted units paired with a complementing worktop creating a fashionable and efficient workspace. The kitchen further benefits from integrated appliances, including a washing machine, dishwasher gas hob, oven, grill and extractor fan. Access to the rear garden is via a glass panelled door from the kitchen creating additional natural light.

This property further boasts two well-proportioned bedrooms, one of which benefits from fitted storage. Completing this property, is a modern bathroom which comprises of bath with shower over, vanity unit and W.C. The property further benefits from double glazing and gas central heating, creating a lovely warmth all year round.

Ideally situated within walking distance of local schooling, this property will particularly appeal to families. Park and ride facilities at Drumry Train Station are a 2-minute drive, giving direct rail links to Glasgow City and Loch Lomond area. A host of retail units are only a short drive away, including the popular Clyde Shopping Centre, Great Western Retail Park and Intu Braehead Shopping Centre.

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 - 3.86m x 3.13m

Kitchen - 5.02m x 2.47m

Bedroom One - 3.65m x 2.89m

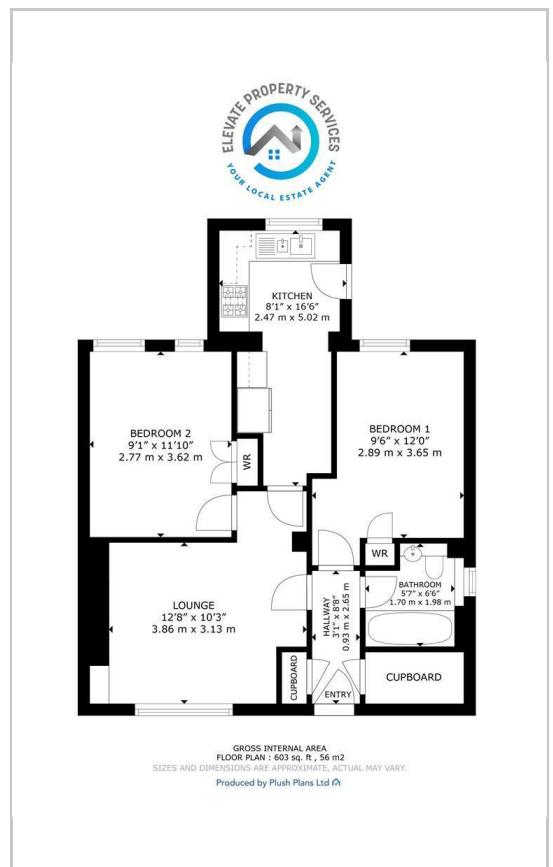
Bedroom Two - 3.62m x 2.77m

Bathroom - 1.98m x 1.70m

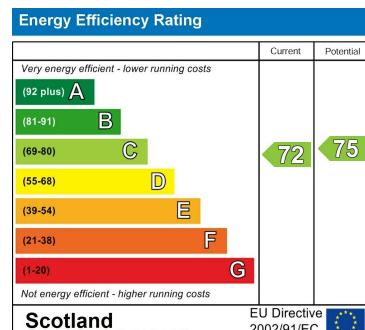
## Area Map



## 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.