

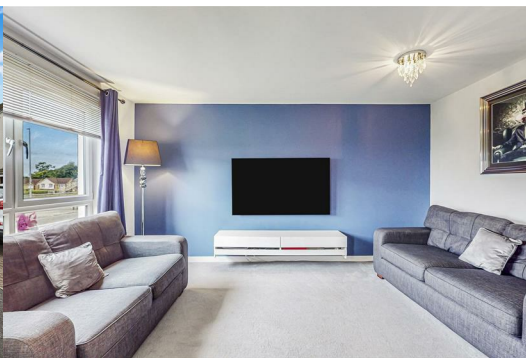


## 18 Antonine Gate, Clydebank, G81 6EG

Offers over £124,995



Elevate Property Services are delighted to present this splendid TWO bedroom ground floor flat to market. This property is located within the highly sought after Duntocher area and is within walking distance of a host of amenities and transport links.



Property Information

Welcome to 18 Antonine Gate (Flat Ground 2) situated within the popular Duntocher area, this TWO bedroom home is sure to appeal to a variety of purchasers.

This property benefits from an allocated parking space to the rear of the building. A secure door entry system provides access to residents and visitors. This property is located on the ground floor of this well maintained building. On entrance, you are welcomed into the reception hallway which leads firstly to the spacious open-plan lounge and kitchen. The modern fitted kitchen hosts an array of black gloss wall and base mounted units paired with a marble effect worktop, creating a fashionable and efficient workspace. A convenient breakfast bar is available for dining. The kitchen further benefits from an integrated gas hob, oven, extractor fan and washing machine. Ample space is also available for a free standing fridge-freezer.

Two well-proportioned bedrooms are available, both of which benefit from fitted storage. The primary bedroom further benefits from an ensuite shower room, comprising of a shower cubicle with mixer shower, wash hand basin and W.C. Completing this property, is a neutrally decorated family bathroom comprising of a bathtub, wash hand basin and W.C. The property further benefits from double glazing and gas central heating throughout, creating a lovely warmth all year round.

Ideally situated within walking distance of sought after schooling, this property will particularly appeal to families with children of various ages. Also, within a short drive of 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 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/Dining - 4.48m x 3.57m
- Kitchen - 4.01m x 2.94m
- Bedroom One - 3.36m x 2.65m
- Ensuite - 2.00m x 1.48m
- Bedroom Two - 2.90m x 2.73m
- Bathroom - 2.18m x 1.69m

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

