



## 23 Attlee Place, Clydebank, G81 2SD

Offers over £72,500



\*\*CLOSING DATE FOR FINAL OFFERS - THURSDAY 14/8 AT 12.00PM\*\* Elevate Property Services are delighted to bring this spacious TWO bedroom maisonette property to market. This desirable accommodation over two levels is situated within the popular Linnvale area and is not expected to be available for long!



## Property Information

Welcome to 23 Attlee Place situated within the sought-after Linnvale area. This spacious TWO bedroom maisonette apartment offers an ideal opportunity for first-time buyers, families and investors alike. The property is situated within a short walking distance of a host of amenities and excellent public transport links.

To the front, the property benefits from ample on street parking and a low maintenance lawn garden. Upon entering, an entrance vestibule is immediately available which leads to a secondary alarmed door, providing additional security. The welcoming reception hallway offers access to all rooms and boasts good storage facilities. The lounge is space and bright with an abundance of natural light filling this room. French doors provide access from the lounge to the rear garden which is the perfect little spot to relax and enjoy some nice weather. The modern fitted kitchen hosts an array of white wall and base mounted units paired with complementing worktops, creating a fashionable and efficient workspace. The kitchen also boasts an integrated oven, hob and extractor fan and adequate space for free standing fridge-freezer, washing machine and dishwasher. On the upper level are two generously proportioned bedrooms, one of which boasts fitted storage. Completing this property is a commodious family bathroom, comprising of an electric shower over bath, wash hand basin and W.C. The apartment also benefits from gas central heating and double glazing throughout, providing all rooms with a lovely warmth all year round.

Ideally situated within a short distance of sought after schooling, this property will particularly appeal to families with children of various ages. Also, with excellent transport links, including a local bus service to local shopping centres or further afield to Glasgow City and Loch Lomond area, the location is sure to appeal to a variety 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/Dining - 4.50m x 3.94m

Kitchen - 4.85m x 2.72m

Bedroom One - 4.50m x 3.94m

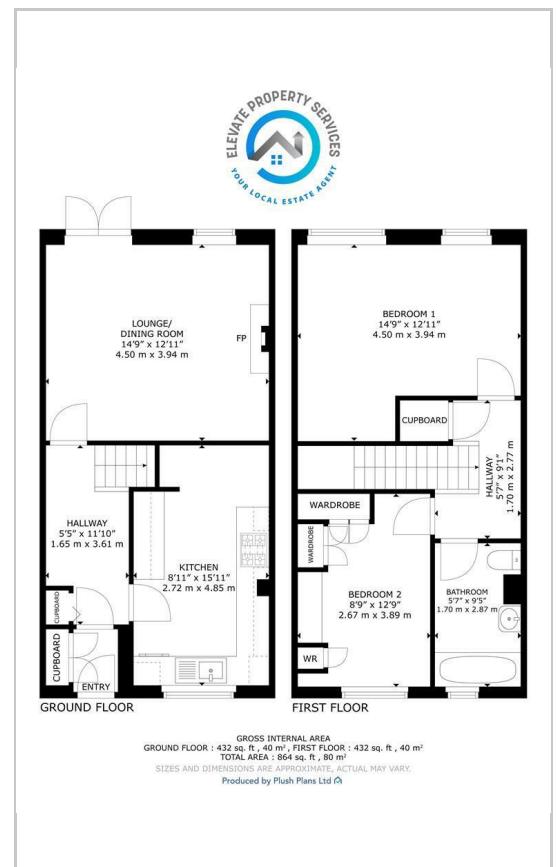
Bedroom Two - 3.89m x 2.67m

Bathroom - 2.87m x 1.70m

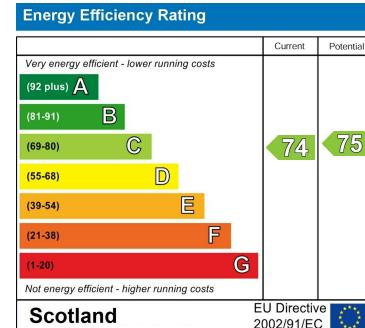
## Area Map



## 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.