



## 13 Cedar Avenue, Clydebank, G81 4NN

Offers over £119,995



Elevate Property Services are delighted to present this splendid TWO bedroom upper cottage flat to market. This sought after accommodation within the popular Mountblow area of Clydebank is sure to appeal to a variety of purchasers.





Property Information

Welcome to 13 Cedar Avenue, perfectly situated within the Mountblow area of Clydebank, this spacious TWO bedroom upper cottage flat is sure to be popular and is not expected to be available for long!

To the front of the building, ample on street parking is available. Entrance into the property is via a modern uPVC door to the side of the building. A carpeted stairway leads to the accommodation on the upper floor. The lounge is bright and airy with large windows flooding this spacious room with an abundance of natural light. The modern fitted kitchen is accessed from the lounge and hosts an array of grey wall and base mounted units paired with complementing worktops, creating a clean and efficient workspace. Integrated appliances include a gas hob, oven, grill, extractor fan and microwave. Adequate space is available for a freestanding washing machine and fridge-freezer.

Both double bedrooms are well-proportioned and benefit from excellent storage options. Completing this property is a recently fitted bathroom with beautiful Porcelanosa tiling and comprising of a bathtub with rainfall mixer shower over bath, vanity unit and W.C. The property also benefits from additional storage within the loft area. Gas central heating and double glazing throughout, provides all rooms with a lovely warmth all year round. The south facing rear garden benefits from a decking area perfect for enjoying the sunshine and al-fresco dining. There is also a large lawn area, making this property ideal for people with children or pets.

The property is ideally situated within the popular Mountblow area of Clydebank and only a short walking distance to local attractions and transports links, such as Dalmuir Municipal Golf Course, Dalmuir Park and Dalmuir train station. Clydebank retail centres and the village of Old Kilpatrick are only a short distance away, hosting a variety of shops, restaurants, bars and amenities making this a perfect base for 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.

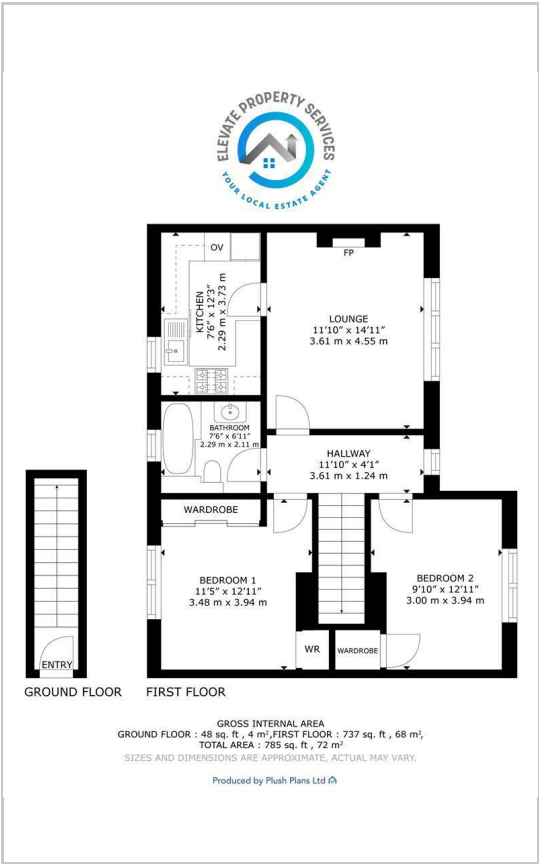
Room Dimensions

- Lounge - 4.55m x 3.61m
- Kitchen - 3.73m x 2.29m
- Bedroom One - 3.94m x 3.48m
- Bedroom Two - 3.94m x 3.00m
- Bathroom - 2.29m x 2.11m

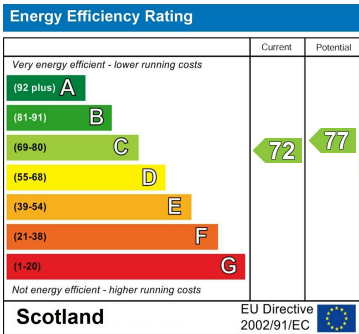
Area Map



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.