



## 38 Maple Drive, Clydebank, G81 3SD

Offers over £127,500



Elevate Property Services are delighted to present this splendid TWO bedroom upper cottage flat to market. Situated within the highly sought after Parkhall area (Clydebank) and close to a host of amenities, this property is presented to market in walk-in condition throughout.





Property Information

Welcome to the delightfully presented 38 Maple Drive in the popular area of Parkhall, Clydebank. Early viewings are recommended as this fantastic property is not expected to be available for long!

To the front, the property benefits from ample on street parking and a low maintenance garden with lawn and patio seating area. On entrance, the welcoming hallway which provides access to all rooms benefits from modern panelling. The beautifully decorated lounge boasts large windows filling this space with an abundance of natural sunlight. The modern fitted kitchen has an array of wall and base mounted units and worktops, creating a clean and efficient workspace. The kitchen further benefits from an integrated gas hob, electric oven and extractor fan. Adequate space is available for dining and a free-standing fridge-freezer.

Both bedrooms within this property are generous in size and can accommodate a double bed. Fitted storage is available in both rooms and additionally within the attic area. Completing this property is a modern fitted bathroom, which comprises of a bath with an overhead rainfall shower, vanity unit, storage unit and W.C. The property further benefits from gas central heating and double glazing throughout.

This property boasts excellent garden space to the front and rear with areas of lawn and patio to relax and creating a safe and secure environment for children and pets alike. A convenient shed is available to the rear, perfect for safe storing of garden furniture and equipment.

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, Loch Lomond and beyond.

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 - 4.52m x 3.59m
- Kitchen - 3.59m x 2.70m
- Bedroom One - 3.94m x 3.05m
- Bedroom Two - 3.24m x 2.71m
- Bathroom - 2.71m x 1.60m

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

