



## 130 Lennox Drive, Clydebank, G81 5DT

Offers over £79,995



Elevate Property Services are delighted to bring this sought after THREE bedroom lower cottage flat within the popular Fairley area of Clydebank to market. With modernisation, this property will make a fantastic family home and is therefore not expected to be available for long!



## Property Information

Welcome to 130 Lennox Drive, this spacious THREE bedroom lower cottage flat is sure to appeal to a variety of purchasers. With modernisation this property has the potential to be a fantastic family home. Situated within the popular Faifley/Clydebank area and within walking distance from a host of amenities and public transport links.

To the front, the property benefits from ample on-street parking and garden space. A modern uPVC door leads into the reception hallway which provides access to all rooms. Leading firstly to the lounge, which is impressive in size with adequate space for dining and dual aspect windows flooding this room with an abundance of natural light. The fitted kitchen hosts both wall and base mounted units and ample space for free-standing appliances. The property boasts three generously proportioned double bedrooms, all of which have the added benefit of fitted storage. A shower room completes this property and comprises of shower cubicle, wash hand basin and W.C.

Ideally situated within a short distance of sought after schooling, this property will appeal to variety of purchasers, including families with children of various ages. Also, within walking distance of amenities, bars and restaurants at the popular Hardgate Cross. Excellent transport links are available from here to local shopping centres, or further afield to Glasgow City, Loch Lomond area etc.

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 - 6.84m x 3.37m

Kitchen - 3.66m x 2.33m

Bedroom One - 4.54m x 2.84m

Bedroom Two - 3.38m x 3.38m

Bedroom Three - 3.38m x 3.28m

Shower Room - 1.87m x 1.74m

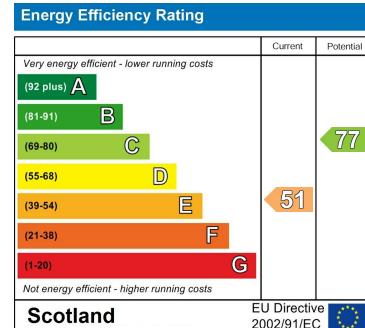
## Area Map



## 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.