



116 Craigs Avenue, Clydebank, G81 5LH

Offers over £124,995



**\*\*CLOSING DATE FOR FINAL OFFERS - THURSDAY 25/9 AT 12.00PM\*\*** Elevate Property Services are delighted to bring this sought after THREE bedroom end-terrace property within the popular Faifley area of Clydebank to market. With some modernisation, this property will make a fantastic family home and is therefore not expected to be available for long!





Welcome to 116 Craigs Avenue, this spacious THREE bedroom end-terrace property is sure to appeal to a variety of purchasers. With some modernisation this property has the potential to be a fantastic family home. Situated within the popular Faifley/Clydebank locale and within walking distance from a host of amenities and public transport links.

On the upper level, the property boasts three generously proportioned double bedrooms, all of which have the added benefit of fitted storage. Further storage facilities are available within the loft area. Gas central heating and double glazing provide all rooms with a lovely warmth all year round.

Situated within a large corner plot, this property benefits from substantial garden grounds which are mainly lawn, perfect for low maintenance.

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 - 6.32m x 3.53m  
 Kitchen - 3.46m x 3.43m  
 Bedroom One - 4.26m x 3.74m  
 Bedroom Two - 3.74m x 2.77m  
 Bedroom Three - 3.23m x 3.01m  
 Bathroom - 1.84m x 1.74m

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## A map showing the area around Glasgow Rd. An orange pin is placed on Glasgow Rd, near the intersection with Duntocher Rd. The map includes labels for Edinbarnet, Faifley, Duntocher, and Parkhall. The Google logo is visible in the bottom left corner, and 'Map data ©2026' is in the bottom right corner.

## Floor Plans



### Energy Efficiency Graph

