



8/1 Irving Quadrant, Clydebank, G81 6AZ

Offers over £87,500



Elevate Property Services are pleased to bring to market, this spacious THREE bedroom ground floor flat in the quiet residential area of Hardgate, Clydebank. Situated next to the scenic Goldenhill Park and with a host of amenities at Hardgate cross on your doorstep, this property is sure to attract a wide range of buyers.



Property Information

Welcome to 8/1 Irving Quadrant, early viewing is recommended as this THREE bedroom ground floor flat is not expected to be available for long.

This property benefits from ample parking around this well-maintained building with secure door entry system. On entrance, you are welcomed into the large reception hallway which holds two good storage cupboards. The open lounge and kitchen also boasts space for dining, creating a lovely space for meal preparation, relaxation and entertaining. With two large windows, this room is filled with an abundance of natural light. The modern kitchen hosts an array of grey wall and base units with wood effect worktop, creating a clean and efficient workspace. Integrated appliances include a gas hob, oven, microwave, extractor fan and washing machine. Ample space is available for a freestanding fridge-freezer. This property further benefits from three generous bedrooms, two of which also boast fitted storage. Completing this property, is a neutrally decorated family bathroom comprising of a shower over the bathtub, wash hand basin and W.C.

Ideally situated within walking distance of sought after schooling, this property will particularly appeal to families with children of various ages. Also, within a short distance of West College Scotland, Clydebank Leisure Centre and Clyde Shopping Centre, the location is ideal. Excellent transport links are available to surrounding areas, or further afield to Glasgow City and Loch Lomond area.

We would highly recommend an early viewing before its too late! Viewing by appointment only, 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.

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 - 3.63m x 3.28m
- Kitchen/Dining - 3.79m x 2.74m
- Bedroom One - 4.63m x 2.76m
- Bedroom Two - 3.70m x 2.69m
- Bedroom Three - 3.90m x 2.14m
- Bathroom - 2.11m x 1.65m

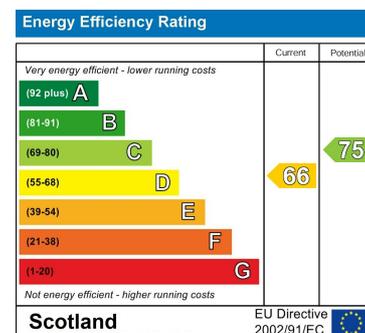
Area Map



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