



## 6 Chestnut Drive, Clydebank, G81 3PE

Offers over £134,995



Elevate Property Services are delighted to present this splendid TWO bedroom lower cottage flat to market. This property is situated within the highly sought after Parkhall area of Clydebank and is presented to market in true walk-in condition. Early viewing is recommended as this superb home is not expected to be available for long!



## Property Information

Welcome to 6 Chestnut Drive, situated on a fantastic corner plot with garden and driveway, this TWO bedroom lower cottage home is sure to appeal to a variety of purchasers.

Entrance is via the side of the building leading into the welcoming hallway which provides access to all rooms. Quality herringbone flooring extends from the hallway into the lounge and kitchen. The neutrally 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, oven, grill and extractor fan. Adequate space is available for a free-standing washing machine and fridge-freezer. A large storage cupboard is also available within the kitchen. Both bedrooms within this property are generous in size and can accommodate a double bed. Completing this property is an impressive family bathroom, which comprises of a bath with electric shower over, wash hand basin and W.C.

Situated on a substantial corner plot, this property benefits from excellent garden grounds. With a two car gated driveway to the side and drying green and patio area to the rear, this is the perfect space to relax and enjoy some nice weather.

Ideally situated close to 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 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 - 4.53m x 3.57m

Kitchen - 3.57m x 2.69m

Bedroom One - 3.97m x 3.01m

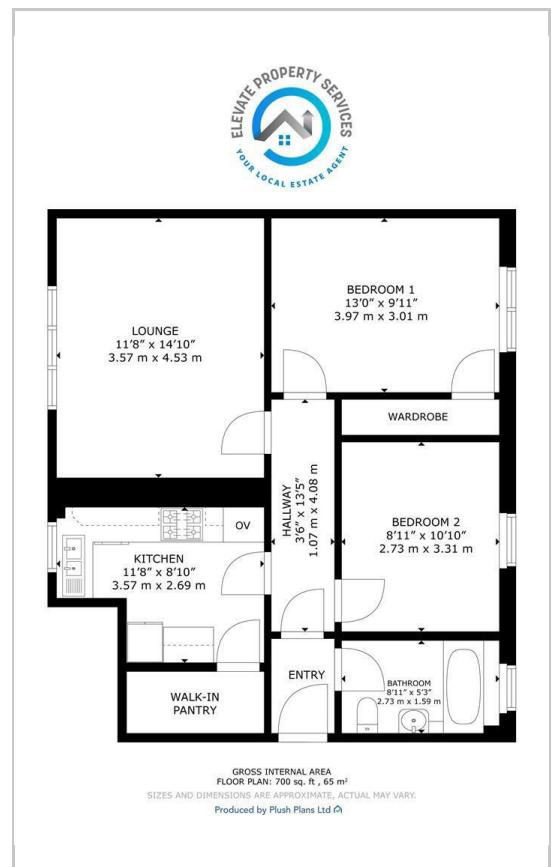
Bedroom Two - 3.31m x 2.73m

Bathroom - 2.73m x 1.59m

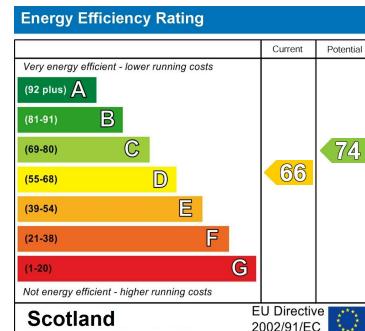
## Area Map



## 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.