



3 Dunholme Park, Clydebank, G81 4JA

Offers over £119,995



Elevate Property Services are delighted to present this spacious TWO bedroom upper cottage flat to market. This property is situated within the highly sought after Clydebank area and within walking distance of a host of amenities and transport links. Early viewing is recommended as this property is not expected to be available for long!



Externally this property benefits from residents parking and a shared garden to the rear. Entrance to the property is from the front of the building with stairs leading to the upper hallway which provides access to most rooms and boasts excellent storage. The neutrally decorated lounge benefits from a large window with open aspects, filling this space with an abundance of natural sunlight.

Both bedrooms within this property are well proportioned and both of which also benefit from excellent fitted storage. Completing this property is a shower room fitted with low maintenance wet-wall panelling and comprising of an accessible shower area, vanity unit and W.C.

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.

A map snippet from Google Maps showing the location of Golden Jubilee National Hospital. The hospital is marked with a red 'H' icon and labeled in red text. It is situated in the area of Dylmuir, which is marked with an orange location pin. Surrounding areas include Mountblow to the north and Parkhall to the northeast. A blue river or canal flows through the landscape. The Google logo is visible in the bottom left corner, and 'Map data ©2020' is in the bottom right corner.

The floor plan consists of two levels:

- GROUND FLOOR:** Features an ENTRY area at the front left, leading into a large LOUNGE (16'0" x 16'0" / 3.51 m x 4.89 m) occupying the right half. To the left of the lounge are the KITCHEN (9'4" x 10'0" / 2.84 m x 3.04 m), a SHOWER ROOM (6'1" x 7'9" / 3.88 m x 1.75 m), and a central STORE.
- FIRST FLOOR:** Accessed via stairs from the ground floor. It includes two bedrooms: BEDROOM 2 (8'4" x 13'3" / 2.55 m x 4.03 m) and BEDROOM 1 (9'2" x 13'3" / 2.79 m x 4.03 m). Each bedroom has its own WARDROBE. A central HALLWAY (15'7" x 3'8" / 4.76 m x 1.13 m) provides access to the rooms and a central STORE.

GROSS INTERNAL AREA:
GROUND FLOOR : 37 sq. ft., 3m²; **FIRST FLOOR :** 702 sq. ft., 65m².
TOTAL AREA : 739 sq. ft., 68m²
 SIZES AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY.
 Produced by Plush Plans Ltd ✎

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		76	77
Scotland		EU Directive 2002/91/EC	

Room 4, 193 Dumbarton Road, Clydebank, West Dunbartonshire, G81 4XJ
Tel: 01389 504114 Email: info@elevatepropertyservices.com <https://www.elevatepropertyservices.com/>