



## 2A Dalglish Avenue, Clydebank, G81 6DU

Offers over £134,995



Elevate Property Services are delighted to present this stunning FOUR bedroom apartment within the sought after Duntocher area to the market. This spacious property is presented to market in true walk-in condition and must be viewed to appreciate the level of accommodation on offer. Early viewing is highly recommended as this delightful property is not expected to be available for long.



## Property Information

This stunning property is perfectly located within the popular Duntocher area and is within walking distance of a host of amenities and transport links. To the front of the property, ample on-street parking and a private garden space is available. On entrance into the welcoming hallway, you will get an immediate indication of the high standard of accommodation on offer with opulent decoration and flooring throughout. The neutrally decorated lounge is situated at the end of the hallway and encompasses an open-plan kitchen with a convenient breakfast bar. Dual aspect windows flood this entire space with an abundance of natural light. The modern fitted kitchen has been designed to a high specification with an array of high-gloss wall and base mounted units paired with wood-effect worktops, creating a sleek and practical workspace. The kitchen further benefits from a range of quality integrated appliances, including a dishwasher, hob, oven and extractor fan with space allocated for a free-standing fridge-freezer. A separate utility/laundry area is available within the hallway which provides plumbing and space for a freestanding washing machine and dryer.

Four well-proportioned bedrooms are available within this spacious property, all of which boast neutral decoration and excellent fitted storage. The main bathroom has been beautifully designed to create a luxurious relaxing space and comprises of a bath with rainfall shower over, vanity unit and W.C. A modern en-suite shower room with easily maintained wet-wall panelling is located off the third bedroom and comprises of shower cubicle with rainfall shower, vanity unit and W.C. Further benefits of this property include gas central heating and double glazing.

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. Local shops, pubs and restaurants are all within a short walking distance.

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.

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

## Area Map



## Floor Plans



## Energy Efficiency Graph

