

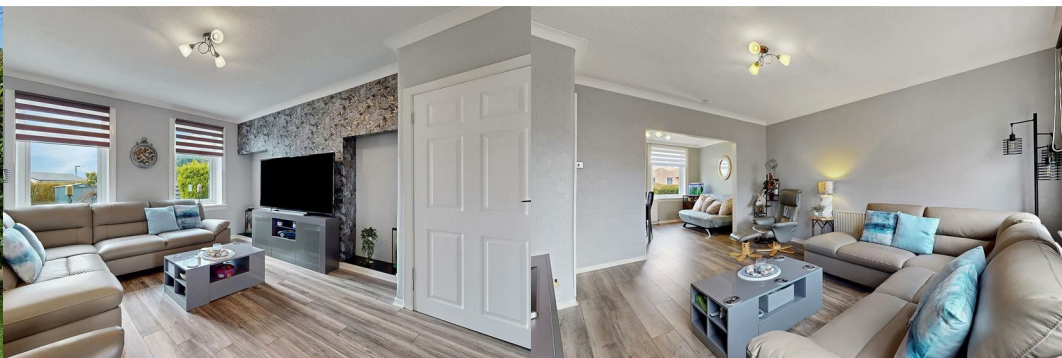


15 York Street, Clydebank, G81 2PH

Offers over £89,995



****CLOSING DATE FOR FINAL OFFERS - TUESDAY 24/3 @ 2.00PM**** Elevate Property Services are delighted to present this spacious THREE bedroom lower cottage flat to market. Situated within the highly sought-after Clydebank area, the property is within walking distance of a wide range of local amenities and excellent transport links. Early viewing is highly recommended, as this property is expected to generate significant interest.



Further Information

To the front, this property benefits from ample on-street parking and a low-maintenance garden. Entry is via a modern uPVC door to the side of the building leading into a welcoming reception hallway.

The open-plan lounge and dining room benefit from neutral decoration and dual aspect windows filling this space with an abundance of natural light. This is the perfect setting for relaxation, entertaining and family dining. The fitted kitchen offers a range of wall and base units paired with contrasting worktops, providing a practical and efficient workspace. Ample space is also available for the required freestanding kitchen appliances. Direct access to the rear garden is available via the kitchen.

The property hosts three well-proportioned double bedrooms, one of which benefits from fitted storage and is currently utilised as a home office, demonstrating the flexibility of the accommodation. Completing the accommodation is a family bathroom finished with low-maintenance wet-wall panelling and comprising of a bathtub with modern rainfall shower over, vanity unit and W.C.

The landscaped rear garden is accessed via the kitchen and opens out onto a patio area, providing the perfect space for relaxing, al-fresco dining and outdoor entertaining. The garden also benefits from substantial lawn and decking areas making it ideal for both children and pets. A large shed also provides ample outdoor storage.

For those that enjoy shopping, this property is located within a short distance of the popular retail units at Clyde Shopping Centre and Clyde Retail Park. Excellent transport links are also available with major bus routes and Drumry train station within walking distance. Also, close to Clydebank Health and Care Centre, Clydebank Leisure Centre and West College Scotland (Clydebank Campus) making this location a popular choice for many purchasers.

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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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.

Area Map



Floor Plans



Energy Efficiency Graph

