



## 4 Dean Court, Clydebank, G81 1RX

Offers over £124,995



Elevate Property Services are delighted to present this spacious TWO bedroom second floor flat, offering an excellent level of accommodation to market. Located within a popular Clydebank locale, the property is within walking distance of a wide range of local amenities and public transport links. Presented in neutral décor throughout, this bright and airy home is sure to appeal to a range of buyers. Early viewing is highly recommended, as this property is not expected to remain available for long.





Further Information

Externally, the property benefits from an allocated parking space and well-maintained garden grounds. Access is via a secure door entry system leading into a tidy communal close, with this property positioned on the second floor.

Internally, the accommodation opens into a spacious and welcoming reception hallway, offering excellent storage and access to all apartments. The lounge is bright and neutrally decorated, featuring large windows that flood the space with natural light and provide ample room for dining. The modern fitted kitchen is well-appointed with a range of wall and base-mounted units, complemented by stylish worktops, offering excellent storage and preparation space. There is also ample room for freestanding appliances.

Both bedrooms are generously sized doubles, each benefiting from built-in storage. The primary bedroom further features an en-suite shower room comprising of an electric shower, W.C. and wash-hand basin set within a vanity unit. Completing the accommodation is a contemporary styled shower room, fitted with a modern rainfall shower, wash-hand basin, and W.C. Further benefits of this property include recently fitted windows and gas central heating system, both replaced in March 2025 and still under guarantee.

For those that enjoy shopping, this property is located within walking distance of popular retail units at Clyde Shopping Centre and Clyde Retail Park. Excellent transport links are also available with Clydebank train station, major bus routes and the new Renfrew Bridge at hand. 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.

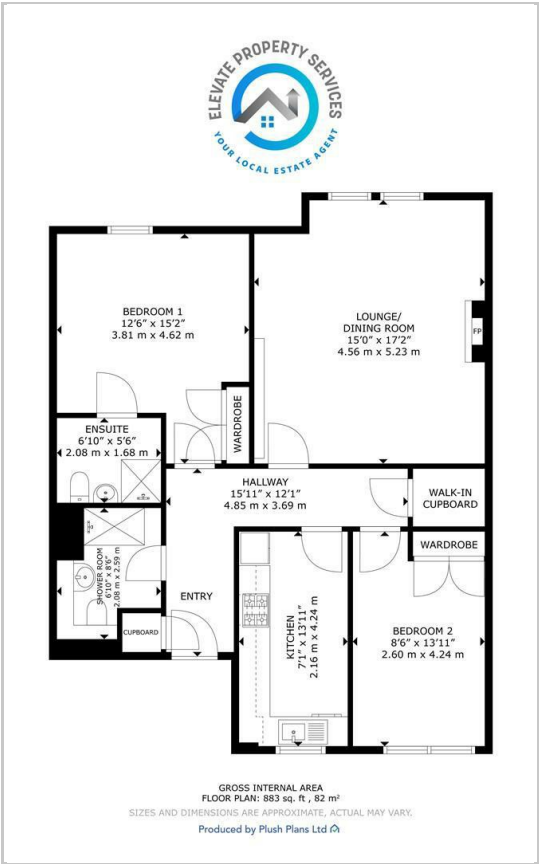
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Area Map



Floor Plans



Energy Efficiency Graph

