



## 50 Gavins Road, Clydebank, G81 6AB

Offers over £99,995



Elevate Property Services are delighted to present this spacious THREE bedroom maisonette apartment, set over two levels within the ever-popular Hardgate area to market. Ideally positioned close to a wide range of local amenities and excellent transport links, this spacious home is presented in walk-in condition and is not expected to be available for long.



## Further Information

Externally, this splendid property benefits from ample on-street parking and well-maintained gardens with drying area. Internally, a welcoming reception hallway provides access to all apartments and sets the tone for the spacious accommodation on offer.

The lounge is particularly impressive in size, enhanced by large windows and direct access to a private balcony, allowing for an abundance of natural light to flood the space and create a bright, airy living space. The modern fitted kitchen is both stylish and functional, featuring a range of wood-effect wall and base mounted units complemented by contrasting black worktops. There is ample workspace as well as generous room for freestanding appliances, making it ideal for everyday use.

Leading from the hallway, a staircase provides access to the upper level where you can find three generously proportioned bedrooms, one of which includes fitted storage with all rooms enjoying excellent natural light. Completing the accommodation is a neutrally presented family bathroom, fitted with a shower over bath, W.C., and wash-hand basin.

Additional features include excellent storage throughout, as well as gas central heating and double glazing ensuring comfort and efficiency all year round.

Ideally situated within walking distance of sought after primary and secondary education, this property will appeal to variety of purchasers, including families with children of various ages. Also, with excellent transport links to local shopping centres, or further afield to Glasgow City and Loch Lomond area, the location is highly sought after.

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 floor plans are only for illustration purposes and are not to scale. Thank you.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

