



## 59 Aberconway Street, Clydebank, G81 1RN

Offers over £189,995



Elevate Property Services are delighted to present this highly sought after THREE bedroom mid terrace family home to market. Situated within a popular Clydebank locale, the property is conveniently located within walking distance of a host of local amenities, schooling and excellent public transport links. With some modernisation, this property will make a fantastic family home and is therefore not expected to be available for long!



## Further Information

Located within a peaceful cul-de-sac overlooking Whitecrook park, this property benefits from on-street parking and low-maintenance gardens to both the front and rear, making it appeal to a variety of purchasers.

On entering the property, the welcoming hallway leads firstly to the lounge which is generous in size and enhanced by a large window, allowing an abundance of natural light to flood the room. A feature fireplace creates a cosy focal point, making this an ideal space for relaxing or entertaining. The fitted kitchen offers integrated cooking facilities and a range of units, worktop space and room for dining. Direct access to the rear garden is available via the kitchen. A convenient utility/laundry area and cloakroom which comprises of a wash-hand basin and W.C is located just off the kitchen.

On the upper level, the property boasts three well-proportioned bedrooms, all offering excellent space and additional storage. The family bathroom completes the accommodation and comprises a corner bathtub with overhead electric shower, wash-hand basin and W.C.

Externally, the fully enclosed rear garden has been designed for easy maintenance, providing a private outdoor space ideal for relaxing and enjoying the warmer months.

Ideally situated within walking distance of sought after schooling, this property will appeal to a 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 ideal.

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.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

