



## 40 Jane Rae Gardens, Clydebank, G81 1HT

Offers over £154,995



Elevate Property Services are delighted to present this three bedroom mid-terrace property to market. Located within a highly sought-after development in Clydebank. This home offers excellent potential for modernisation and would make a fantastic family home. Sure to prove popular with a wide range of buyers, early viewing is therefore recommended for all interested parties.



## Further Information

To the front, the property benefits from a paved driveway offering private parking with ample additional parking available within the estate.

Entry to the home is via a modern uPVC door leading to a welcoming reception porch, which opens to the bright and spacious lounge, featuring a large window that floods the room with natural light.

Positioned to the rear of the property is a fitted kitchen, offering a range of wall and base units paired with coordinating worktops, with plenty of space for freestanding appliances. Ample space is available for dining adjacent to French doors which provide access to the rear garden. A large storage cupboard is accessed from the kitchen which spans under the stairway. A convenient cloakroom with a W.C. and wash-hand basin completes the ground floor accommodation.

On the upper level there are three well-proportioned bedrooms, all benefiting from fitted storage. Completing the accommodation is a partially tiled family bathroom comprising of a shower over bath, wash-hand basin and W.C. Additional storage is also available throughout the property and within the attic area.

The fully enclosed rear garden can be accessed via French doors in the kitchen area and benefits from paving and lawn areas, providing a safe outdoor space, ideal for children and pets alike.

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 and Yoker train stations, 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.

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## Area Map



## Floor Plans



## Energy Efficiency Graph

