# 14 Craigencart Court, Clydebank, G81 6EU

## Offers over £154,995

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Elevate Property Services are delighted to present this splendid two bedroom mid-terrace property to market. Located within the highly sought-after Duntocher area of Clydebank, the property is conveniently located within walking distance of a host of local amenities and excellent transport links. This beautiful property is presented to market in true walk-in condition and is sure to prove popular with a wide range of buyers. Early viewing is therefore recommended for all interested parties!

## Further Information

To the front of the property there is a low-maintenance Monoblock driveway. Upon entering through the modern uPVC door, you are welcomed into a reception hallway which leads firstly to the bright and airy open-plan lounge and kitchen space. The modern fitted kitchen is situated to the rear of the lounge and boasts an array of white gloss wall and base units complemented by stylish worktops, creating a sleek and efficient space. Integrated appliances include an electric hob, eye-level oven, grill, microwave, extractor fan and fridge freezer. Sliding patio doors provide direct access to the rear garden while allowing an abundance of natural light to flood the space.

On the upper level, the property offers two neutrally decorated bedrooms, one of which benefits from excellent fitted storage. Completing the accommodation is a fully tiled family bathroom featuring an electric shower over the bath, wash- hand basin and W.C.

Access to the rear garden is through sliding patio doors from the kitchen onto a decked area, perfect for dining al-fresco or outdoor entertaining. This area is fully enclosed with artificial lawn, creating a safe and low-maintenance environment suitable for both children and pets alike.

Ideally situated within walking distance of a wide range of amenities, as well as highly regarded primary and secondary schooling, this property is expected to appeal to a broad range of purchasers, including families and first-time buyers. Excellent transport links also provide easy access to local shopping centres, Glasgow city centre and the beautiful Loch Lomond area.

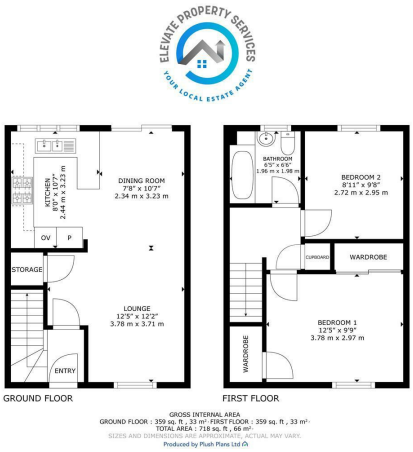
We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

Any areas, measurements or distances quoted are approximate and floorplans are only for illustration purposes and are not to scale.

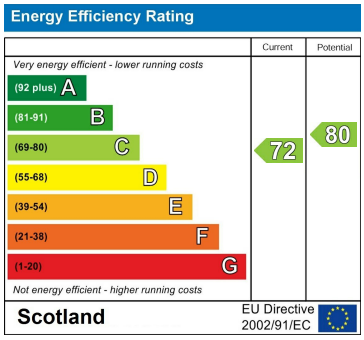
THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

## Area Map

## Floor Plans




## Energy Efficiency Graph

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