



117 Kirkwood Avenue, Clydebank, G81 2SL

Offers over £124,995



****CLOSING DATE FOR FINAL OFFERS - MONDAY 8/6 @ 12.00PM**** Elevate Property Services are delighted to present this spacious three bedroom lower cottage flat to market. Situated within the highly sought-after Linnvale area of Clydebank, this beautifully maintained property is presented in walk-in condition and is sure to appeal to a wide range of purchasers including first-time buyers, downsizers and families alike. Early viewing is therefore highly recommended to fully appreciate the accommodation on offer.



Further Information

Externally, the property benefits from ample on-street parking alongside a beautifully maintained front garden laid to lawn, enhancing the attractive kerb appeal of the home. Entry is via a private main door leading into a bright and welcoming entrance vestibule.

The spacious reception hallway provides access to all apartments within the property and leads firstly into the generous lounge. This beautifully presented room benefits from a large feature window overlooking the front garden, allowing an abundance of natural light to flood the space and create a warm and inviting atmosphere.

Positioned to the rear of the property, the modern fitted kitchen is generous in size with ample space for dining and boasting a range of wall and floor units providing excellent storage and workspace. Integrated appliances include an eye-level oven/grill, electric hob, extractor hood and fridge-freezer, while additional space is available for a freestanding washing machine. The kitchen further benefits from views over the rear garden alongside direct access to the outdoor space.

The property offers three well-proportioned bedrooms, all tastefully decorated in neutral tones throughout, with two bedrooms additionally benefitting from excellent built-in storage facilities.

Completing the accommodation is a stylish fully-tiled family bathroom comprising of a bath with electric shower over, vanity sink unit and W.C. with additional storage further enhancing practicality.

Externally, the fully enclosed rear garden is generous in size and has been designed with low maintenance in mind, creating the perfect outdoor space for relaxing, entertaining or family living during the warmer months. Further complemented by a fantastic summer house located to the rear of the well-maintained garden.

Conveniently located within walking distance of Clyde Shopping Centre, Clyde Retail Park, and Great Western Retail Park, this property offers easy access to a wide range of amenities. Drumry train station is just a two-minute walk away and main bus services are available nearby. Major commuter routes, including the A82, Erskine Bridge, M8 and Renfrew Bridge are also easily accessible. Well regarded schooling is also available within walking distance, making this a popular choice for families.

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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Floor Plans



Energy Efficiency Graph

