# 12 Clarence Crescent, Clydebank, G81 2DP

## Offers over £224,995

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**CLOSING DATE FOR FINAL OFFERS - FRIDAY 3/7 @ 12.00PM** Elevate Property Services are delighted to present this splendid three bedroom end-terrace property to market. Located within central Clydebank, 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

Situated within a highly sought-after Barratt Homes development in central Clydebank, this impressive three bedroom end-terrace home offers an excellent standard of accommodation throughout. Presented in true walk-in condition, the property has been tastefully decorated in neutral tones and is sure to appeal to a variety of purchasers.

Upon entering through the modern uPVC door, you are welcomed into a bright reception hallway, which leads into the lounge. This space has been beautifully decorated in neutral tones and boasts feature panelling, creating a lovely place for relaxation or entertaining.

The modern fitted kitchen is a key advantage of this splendid home, with space for casual dining at the modern breakfast bar or more formally within the dining space. Boasting an excellent range of white gloss wall and base units and complemented by stylish worktops, creating a sleek and practical workspace. Integrated appliances include a gas hob, oven, extractor hood, washing machine, dishwasher and fridge-freezer. French doors provide direct access to the impressive rear garden while allowing an abundance of natural light to flood the room.
Completing the lower-level accommodation is a convenient cloakroom, comprising of a vanity unit with wash-hand basin and W.C.

On the upper level, the property offers three neutrally decorated and well-proportioned bedrooms, two of which benefit from fitted storage. Additional storage is also available within the attic space. The principal bedroom further benefits from an en-suite shower room comprising a shower enclosure, wash-hand basin and W.C. Completing the accommodation is a four-piece family bathroom featuring a separate shower cubicle, bathtub, wash-hand basin and W.C.

Externally, the rear garden is fully enclosed and designed with ease of maintenance in mind, featuring a combination of paving and lawn. Providing a safe environment for children and pets, this attractive outdoor space is ideal for outdoor dining, entertaining, and enjoying the warmer months.

For those that enjoy shopping, this property is located within walking distance of popular retail units at Clyde Shopping Centre, Clyde Retail Park and Great Western Retail Park. Excellent transport links are also available with Singer and Clydebank 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.

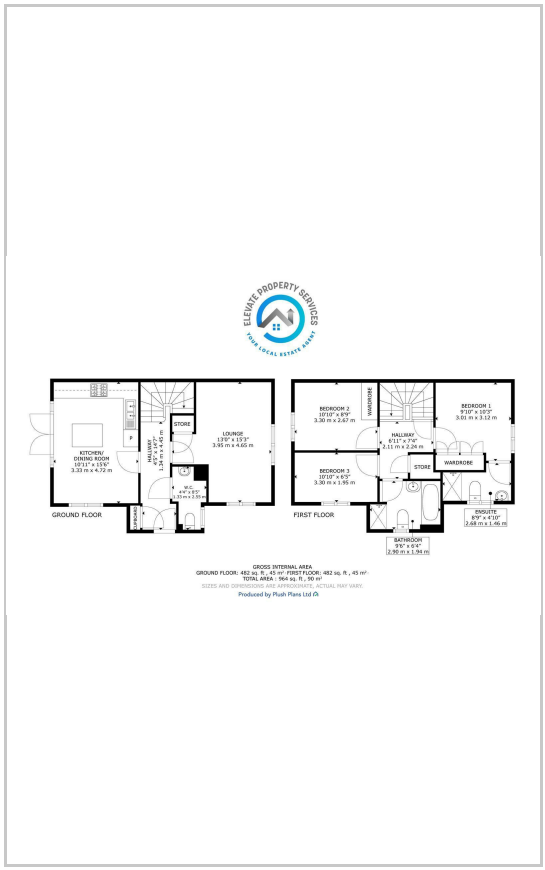
We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

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

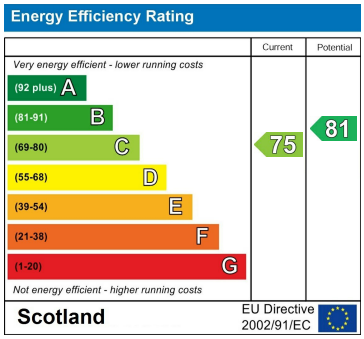
THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

## Area Map

## Floor Plans




## Energy Efficiency Graph

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