



8 Arran Place, Clydebank, G81 2PT

Offers over £79,995



Elevate Property Services are delighted to present this splendid two-bedroom flat to the market, ideally situated within the heart of Clydebank. Presented with fresh decor throughout, this well-proportioned property is sure to appeal to a variety of purchasers, including first-time buyers, downsizers and investors alike. Conveniently located within walking distance of a wide range of local amenities and transport links, this fantastic home offers both comfort and convenience.



Entry into this well-maintained building is via a secure door entry system with this property located on the top floor.

The primary bedroom is generously proportioned and benefits from fitted wardrobes, providing excellent storage space. The second bedroom is also well sized, offering flexible accommodation suitable for a variety of needs. Completing the property is a low-maintenance bathroom featuring wet wall panelling and comprising a shower over bath, wash hand basin, and W.C. An excellent addition to this property, is a convenient storage/laundry room located within the communal area.

For those that enjoy shopping, this property is located within walking distance of Clyde Shopping Centre and Retail Park and a short distance of the new Renfrew Bridge which provides an easy commute over to Braehead Shopping Centre or to the M8 motorway for shopping further afield. The Clydeside Expressway, Clyde Tunnel and main bus routes are also within easy reach. A host of other amenities and transport links are within a short walking distance, including Singer and Clydebank train stations, Clydebank Health 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. Thank you.

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

A map showing the area around Kilbowie, Drumry, and Clydebank. A red pin is located on Great Western Rd, near Drumry. The map includes labels for Kilbowie, Drumry, Clydebank, and Great Western Rd. The Google logo is visible in the bottom left corner, and the text 'WHITE Map data ©2026' is in the bottom right corner.

ELEVATE PROPERTY SERVICES
YOUR LOCAL ESTATE AGENT

**LOUNGE/
DINING ROOM**
25'0" x 11'3"
7.62 m x 3.43 m

BEDROOM 2
11'7" x 10'2"
3.53 m x 3.10 m

BEDROOM 1
11'7" x 10'3"
3.53 m x 3.12 m

KITCHEN
7'10" x 10'2"
2.40 m x 3.10 m

CUPBOARD
7'10" x 3'11"
2.40 m x 1.20 m

BATHROOM
5'8" x 5'5"
1.68 m x 1.56 m

HALLWAY
7'3" x 2'20"
2.22 m x 6.70 m

WARDROBE

ENTRY

GROSS INTERNAL AREA
FLOOR PLAN: 829 sq. ft., 77 m²
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
Produced by **Push Plans Ltd**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		74	76
Scotland		EU Directive 2002/91/EC	