



32 Langfaulds Crescent, Clydebank, G81 5HL

Offers over £104,995



Elevate Property Services are delighted to present this charming two bedroom lower cottage flat to market, ideally situated within a popular Clydebank locale. Offering comfortable accommodation, excellent storage and a practical layout throughout, this fantastic home is sure to appeal to a variety of purchasers. Conveniently located within walking distance of well-regarded schooling, local amenities, and excellent transport links, early viewing is highly recommended.



Further Information

This splendid property benefits from a private driveway which can accommodate two vehicles, alongside ample additional street parking for residents and visitors. Entry is via the front of the property into a welcoming hallway, which provides access to all accommodation.

The bright and inviting lounge features a charming fireplace as its focal point, while a large window allows an abundance of natural light to flood the room, creating a bright and inviting living space. The fitted kitchen offers a range of wall and base units complemented by coordinating worktops providing a practical kitchen for everyday use. Integrated appliances are included, while a glazed door provides direct access to the rear garden.

The property offers two generously proportioned double bedrooms, both benefiting from excellent natural light and providing comfortable accommodation. Completing the property is a well-appointed bathroom featuring low-maintenance wet-wall panelling and comprising of a bath with overhead shower, vanity unit with wash-hand basin and W.C.

Externally, the property enjoys substantial low-maintenance gardens to the front and rear. The front garden features a combination of paving and artificial lawn, creating a versatile outdoor space. Ideal for children, pets and outdoor entertaining, the garden also provides an excellent setting for enjoying the warmer months.

Ideally situated within a short distance of sought after schooling, this property will appeal to variety of purchasers, including families with children of various ages. Also, within walking distance of amenities, bars and restaurants at the popular Hardgate Cross. Excellent transport links are available from here to local shopping centres, or further afield to Glasgow City, Loch Lomond area etc.

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.

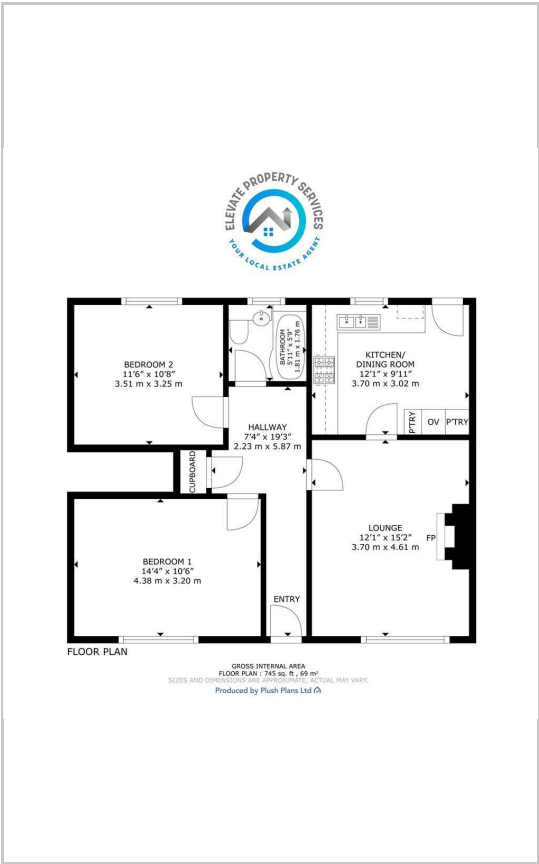
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Area Map



Floor Plans



Energy Efficiency Graph

