8A Brisbane Street, Clydebank, G81 4LP

Offers over £94,995

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Elevate Property Services are delighted to present this charming two-bedroom upper cottage flat with a versatile loft conversion to market, situated within a popular residential area of Clydebank. Conveniently located within walking distance of well-regarded schools, local amenities and excellent transport links, this fantastic property is sure to appeal to first-time buyers, young families and downsizers alike. Early viewing is highly recommended for all interested parties.

Further Information

To the front, the property enjoys two private driveways providing convenient off-street parking, with additional on-street parking available for residents and visitors. Entry is via the front of the building with a welcoming reception hallway and staircase leading to the upper level where the principal accommodation is located.

The bright and spacious lounge is enhanced by a large window, allowing natural light to fill the room and creating a warm, welcoming atmosphere. Positioned just off the lounge, the contemporary fitted kitchen features an excellent range of wall and base units, complemented by generous worktop space. Integrated appliances are included, while additional space is available for a washing machine, creating a functional layout for everyday living.

The home offers two spacious double bedrooms, both tastefully decorated and benefiting from excellent natural light. Completing the accommodation is a modern family bathroom featuring low-maintenance wet-wall panelling and comprising of a bath with rainfall shower over, a vanity unit incorporating a wash-hand basin, and W.C.

A particular highlight of the home is the thoughtfully converted loft, currently utilised as an additional sitting room. This versatile area could easily be adapted to suit a variety of needs, including a third bedroom, home office, hobby room or children's playroom.

To the rear, the property enjoys a generous, low-maintenance lawn garden predominantly laid to lawn, creating an ideal setting for children to play, outdoor entertaining or simply relaxing and enjoying the warmer months.

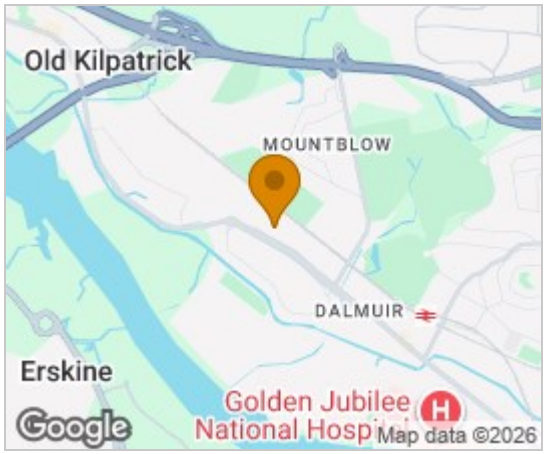
Ideally situated within walking distance of sought after early learning centres and primary/secondary schooling, this property is sure to also appeal to families with children of various ages. The NHS Golden Jubilee Hospital is only a short walk away, as is a host of other local amenities. Dalmuir train station and main bus services are available within close proximity, providing transport links to local shopping centres and further afield.

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.

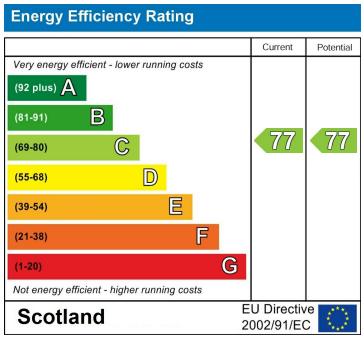
THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

Area Map



Floor Plans

Energy Efficiency Graph



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