



CLYDEBANK
Estate & Letting Agents

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48 Kilbowie Road
Clydebank
G81 1TH
TEL: 0141 952 9988
FAX: 0141 952 2622

Email: cestateagents@btconnect.com

REFERENCE
8572

PRICE
Offers over £59,995

SELLER
Clients of Clydebank Estate & Letting Agents

PROPERTY ADDRESS
3B Langfaulds Crescent, Fairley, Clydebank, G81 5HH

Property Misdescriptions Act: Please note that these particulars are prepared by us on the basis of information provided to us by our client. We have not tested the electrics, Fixtures, fittings or other appliances that may be within the property, including the Central Heating. Prospective purchasers can make their own enquiry.

VIEWING
By appointment only: Please contact our office at: 48 Kilbowie Road, Clydebank on 0141 952 9988.

YOUR NEXT MOVE

MORTGAGES
If you require mortgage advice please contact our office and a member of staff can assist you further with this.

SOLICITORS
We can provide preferential solicitor fees through our relationship with local solicitors.

MARKET APPRAISALS
To enable you to ascertain your own purchasing power we offer a FREE valuation service. Please contact 0141 952 9988

MONEY LAUNDERING
Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

OFFERS
All offers and intimations of interest to:-
Tel: 0141 952 9988 Fax: 0141 952 2622



**3B Langfaulds Crescent
Fairley
Clydebank
G81 5HH**

Offers over £59,995

Clydebank Estate & Letting Agents present to the market this recently upgraded and modernised TWO bedroom ground floor flat in the Langfaulds Crescent area of Faifley.



Property Information

This property can be sold with sitting tenant and is fully compliant with all safety certificates and smoke alarms, etc.

The property is accessed via an L-shaped entrance hallway leading to all rooms and a large storage cupboard. The lounge is front facing and is freshly and neutrally decorated. The modern kitchen is brand new and fitted to a high standard with a combination of wall and floor mounted white units with contrasting worktop and splashback, as yet unused integrated oven, gas hob and hood. The large master bedroom is front facing with built in storage and there is a further double bedroom to the rear. The family bathroom has been recently upgraded to include a modern three piece suite with full height tiling and fixed floor tiling as well as a chrome towel radiator.

The property further benefits from gas central heating, double glazing and

Room Sizes

Hall: 16'5 x 3'2

Lounge: 16@10 x 11'1

Kitchen: 12'6 x 6'0

Bedroom 1: 13'4 x 10'10

Bedroom 2: 10'11 x 9'4

Bathroom: 12'6 x 4'7

Location

This property offers excellent family accommodation and is within walking distance to local shops, schools and bus routes. Clydebank Shopping Centre and Great Western Retail Park are within a short car or bus journey to this property. The property is close to A82 and M8 offering accessible links to Glasgow City Centre and Glasgow Airport.