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<b>REFERENCE</b> 8620	<b>YOUR NEXT MOVE</b>
<b>PRICE</b> Offers over £84,995	<b>MORTGAGES</b> If you require mortgage advice please contact our office and a member of staff can assist you further with this.
<b>SELLER</b> Clients of Clydebank Estate & Letting Agents	<b>SOLICITORS</b> We can provide preferential solicitor fees through our relationship with local solicitors.
<b>PROPERTY ADDRESS</b> 30 Myrtle Road, Clydebank, G81 4NR	<b>MARKET APPRAISALS</b> To enable you to ascertain your own purchasing power we offer a FREE valuation service. Please contact 0141 952 9988
<b>Property Misdescriptions Act:</b> 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.	<b>MONEY LAUNDERING</b> 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.
<b>VIEWING</b> By appointment only: Please contact our office at: 48 Kilbowie Road, Clydebank on 0141 952 9988.	<b>OFFERS</b> All offers and intimations of interest to:- Tel: 0141 952 9988 Fax: 0141 952 2622



**CLYDEBANK**  
Estate & Letting Agents



**30 Myrtle Road  
Clydebank  
G81 4NR**

**Offers over £84,995**



Clydebank Estate & Letting Agents proudly present to market this beautifully presented ONE bedroom, lower cottage flat in the popular Myrtle Road area of Clydebank. Early viewing is highly recommended,



## Property Information

The property is accessed via a very warm and welcoming entrance hallway. The spacious lounge to the front of the property includes a feature fireplace and has space for dining area. The kitchen is accessed via the lounge and comprises a combination of wall and floor mounted units with back door leading to well presented garden grounds including patio area. The double bedroom is spacious and bright with mirrored fitted wardrobes and the bathroom

## Room Sizes

Lounge: 4.88 x 3.74

Kitchen: 3.72 x 2.40

Hall: 4.95 x 1.06

Bedroom: 3.99 x 3.10

Bathroom: 2.24 x 1.64

## Location

Myrtle Road is conveniently located within walking distance of Dalmuir Park and all local amenities. The property is within easy reach of Clydebank Shopping Centre, Great Western Retail Park and Golden Jubilee Hospital. Rail and bus routes are easily accessible offering a quick commute to Glasgow City Centre and Loch Lomond.

