



76 Clarence Street, Clydebank
Offers Over £129,000

3 BED FLAT



 **McHugh**
Estate Agents



Features

3 Double Bedrooms

2 floors of accommodation

Fabulous family-sized flat

Attic bedroom with ensuite shower room

Upgraded heating and electrics

Superb kitchen (fitted 2021)

Large summer house and decked terrace

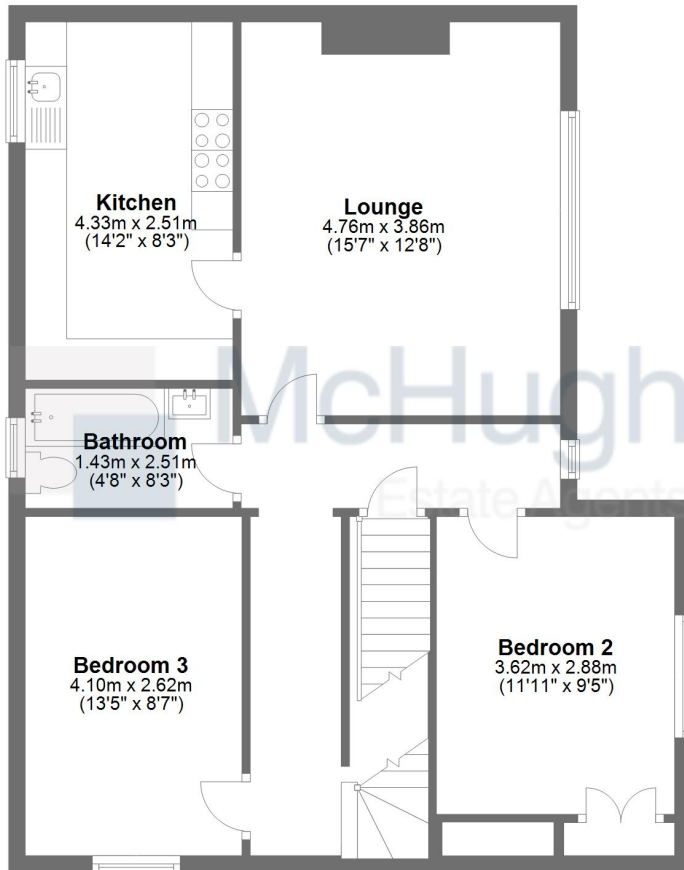
A truly exceptional property!



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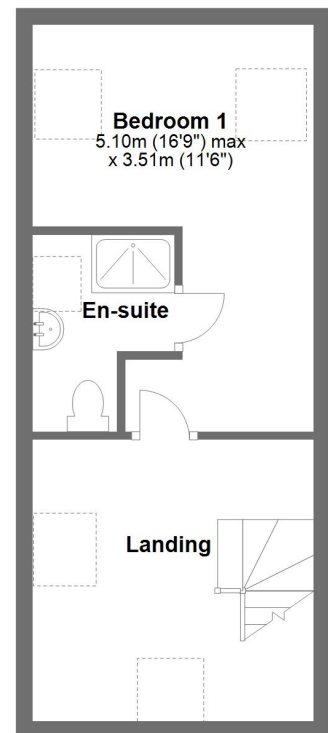
First Floor



Flat Entrance



Second Floor



This floorplan has been created for guidance purposes only.
Plan produced using PlanUp.

76 Clarence Street, Clydebank

This unassuming cottage flat sits in an elevated position close to the heart of the town. The extremely spacious property is set over two floors and offers unique, family-sized accommodation which will appeal to a variety of buyers.

Within recent years the property upgrades to the property have included a new kitchen, upgraded electrics and heating, full redecor, rear garden landscaping and the installation of a large timber summer house.

Accommodation

A side entrance door and carpeted stairs lead to the large L-shaped hallway and main accommodation level. The bright and spacious lounge has ample room for a range of furniture and enjoys elevated outlooks to the front. Off the lounge, the fabulous refitted kitchen is finished in stylish handle-less white gloss units with subtle unit and kick-plate lighting. There are two well presented double bedrooms and a modern bathroom which has been fitted with a stylish 3 piece suite and finished with easily maintained wall panels.

A turning staircase accesses the upper floor where there is a naturally bright landing/dressing area with twin Velux windows. A door opens to the main bedroom which is flooded with light from twin Velux windows and has an ensuite shower room with a three piece suite, and electric shower and low-rise shower tray.

Within the property there are inbuilt wardrobes in bedroom two and multiple access points to eaves storage.

Heating and Glazing

The property benefits from UPVC double glazing and a gas fired central heating system (combi boiler installed 2022).

Gardens

There is a private side garden which mainly comprises a sloping lawn. At the rear, there is a gently sloping lawn and a substantial fully enclosed decked terrace which enjoys lengthy sunny exposures. To the rear of the garden, the fabulous summer house has power and light and offers a flexible space for year-round entertaining.

Location

Clarence Street is conveniently positioned within walking distance of all the amenities and attractions in Clydebank town centre including leisure/sports clubs, a cinema, Clyde Shopping Centre, Clydebank business park and West College. Train stations and bus services are within a short walk as is the Forth & Clyde Canal and cycle path which runs through the town centre.

Sat Nav - 76 Clarence Crescent G81 2DL

Dimensions

Lounge - 4.76m x 3.86m

Kitchen - 4.33m x 2.51m

Bedroom 1 - 5.10m x 3.51m

Ensuite - 1.52m x 2.53m

Bedroom 2 - 3.62m x 2.88m

Bedroom 3 - 4.10m x 2.62m

Bathroom - 1.43m x 2.51m



Whilst we endeavour to make these particulars as accurate as possible, they do not form part of any contract on offer, nor are they guaranteed. Measurements are approximate and in most cases are taken with a digital/sonic measuring device and are taken to the widest point. We have not tested the electricity, gas or water services or any appliances. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. If there is any part of this that you find misleading or simply wish clarification on any point, please contact our office immediately when we will endeavour to assist you in any way possible.

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