



Cambridge Avenue, Clydebank
Offers Over £169,000
2 BED TERRACED HOUSE



 **McHugh**
Estate Agents



Features

Traditional 4 apartment mid-terrace villa

2 Double Bedrooms, 2 Public Rooms

Large Lounge with Bay Window

Double Glazing and Gas Central Heating

Modern 4 piece bathroom

Generous cellar storage space

Large South facing rear garden

Town Centre Location

5 min walk to train station

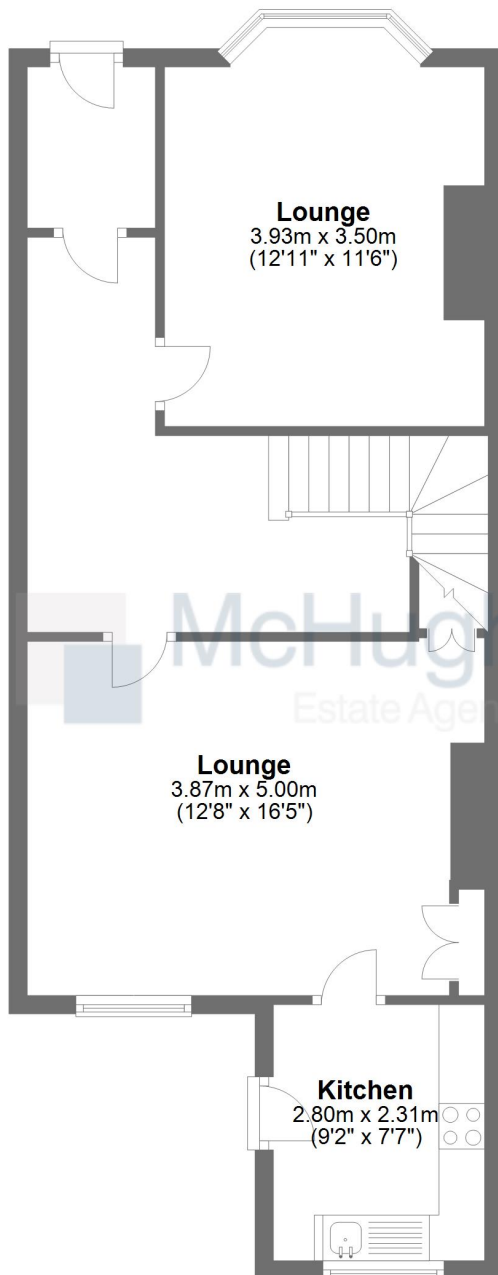
Handy for Clyde Shopping Centre

2 BED TERRACED HOUSE

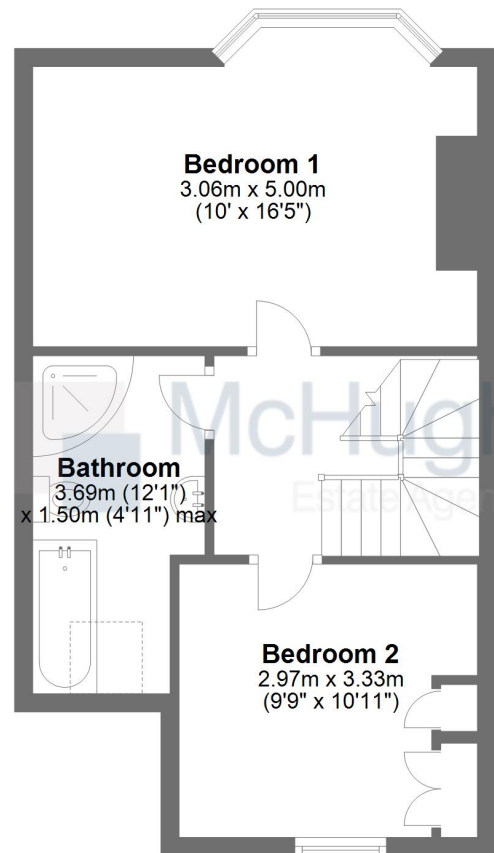


Cambridge Avenue, Clydebank

Ground Floor



First Floor



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

Cambridge Avenue, Clydebank

Set in a quiet, traditional tree-lined avenue in the heart of the town centre, this charming Victorian villa has been exceptionally well maintained and provides spacious accommodation within walking distance of excellent amenities and transport links.

Accommodation

Ground Floor - The entrance door opens to welcoming hallway which leads to the ground floor apartments. The spacious bay-windowed lounge is flooded with natural light and enjoys outlooks to the front. The exceptionally large dining room has ample for a family/sitting area and benefits from elevated outlooks to the rear and a deep inbuilt storage cupboard. Off the dining room is the bright, fitted kitchen which has a window and door to the fully enclosed rear garden.

Upper Floor - On the upper landing, the attractive area absorbs natural light from the skylight window. The main bedroom is at the front of the property and features a large bay window overlooking the avenue and has a dressing area/study recess. Bedroom two, at the rear of the property, has fitted storage and outlooks to the South over the rear garden. The modern, refitted bathroom has a white 4 piece suite which incorporates a curved shower enclosure.

At basement level, a door from the rear garden provides access to the large, practical storage space which spans the entire footprint of the house.

Heating and Glazing

The property has full double glazed windows and doors. The gas central heating system is powered by an energy efficient Worcester combi boiler.

Location

14 Cambridge Avenue is situated within walking distance of a wealth of amenities on offer in Clydebank, including, the Clyde Shopping Centre, Clydebank business park, West College, train stations, bus services, bars/restaurants and leisure facilities at the new Queen's Quay. The Forth & Clyde Canal is also close to hand, providing a scenic route for walkers/cyclists to Glasgow, Dalmuir (Golden Jubilee Hospital) and the Bowling Basin.

SAT NAV - G81 2JB

Dimensions

Lounge
4.26m x 3.73m

Dining Room
4.11m x 3.63m

Kitchen
2.75m x 2.22m

Bedroom 1
3.72m x 4.89m

Bedroom 2
3.00m x 3.28m

Bathroom
2.85m x 1.50m



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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