

Gardens

The private, enclosed front garden comprises a gated, single car driveway and a lawn with attractive shrubbery.

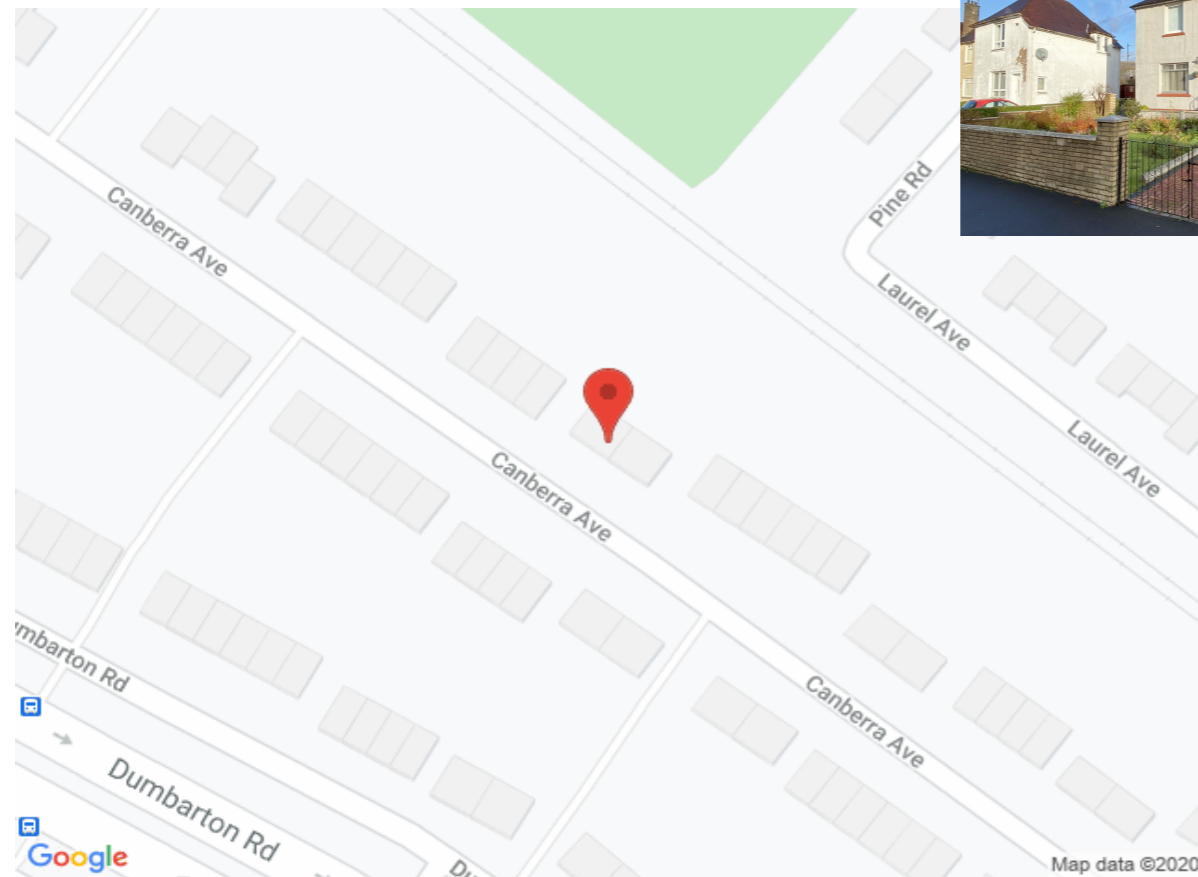


Services

The property is connected to gas, electricity, water and mains drainage.

Viewing & Offers: Contact the Sole Selling Agents:

McHugh Estate Agents Ltd
576 Kilbowie Road
Hardgate Cross
Clydebank G81 6QU
Tel: 01389 879941
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92 Canberra Avenue, Dalmuir G81 4LN

Offers Over £95,000

Please note that these particulars are prepared on the basis of information provided to us by our clients. We have not tested the electrical and other appliances that may be in the property including, where applicable, the central heating. Any prospective purchaser should make their own enquiries. No Warranty is Given.



Enjoying a pleasant position in a quiet, family friendly location, this preferred style 2 double bedroom lower cottage garden flat provides generous all-on-the-level accommodation which will appeal to young and older generations alike.

The well maintained property has private front and rear gardens an a single car driveway.

Accommodation

The property is entered via a central vestibule and hallway. The large lounge has room for a range of furniture and enjoys outlooks over the front garden. Off the lounge, the attractive fitted kitchen has a range of units, a large recess and a door to the rear garden. There are two generous double bedrooms which have plenty space for freestanding furniture. The bathroom has been reconfigured to provide a fully tiled shower room which has a white suite and an over-sized walk-in enclosure.

This spacious flat benefits from gas central heating (combi boiler) and double glazing.

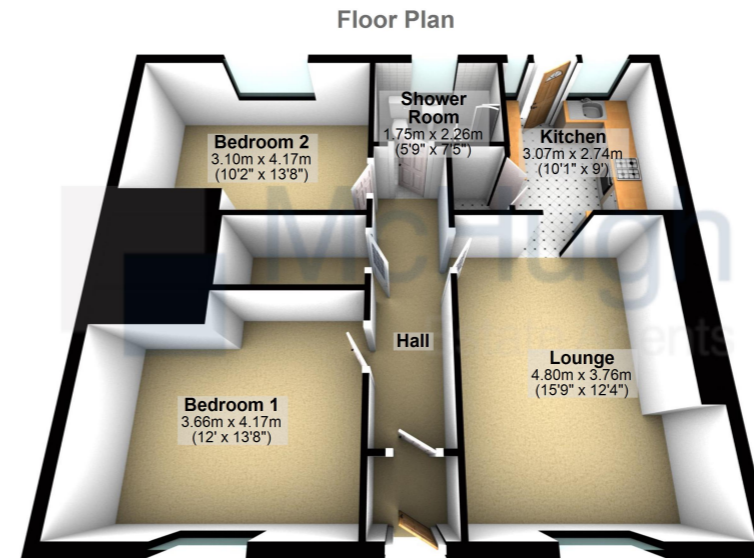
Canberra Avenue is located in Dalmuir West close to the border of Old Kilpatrick. There are shopping facilities, Dalmuir Park and municipal Golf Course and bus & rail services all within 10 minutes walk. The A82 Great Western Road is located at the top of Mountblow Road providing excellent road links to Glasgow, Loch Lomond and M8 motorway.

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Accommodation Comprises

All measurements are taken at maximum dimensions

| | |
|-------------|-------------|
| Lounge | 15'9 x 12'1 |
| Kitchen | 10'1 x 9'0 |
| Bedroom 1 | 12'0 x 13'8 |
| Bedroom 2 | 10'2 x 13'8 |
| Shower Room | 5'9 x 7'5 |



Total area: approx. 72.7 sq. metres (782.9 sq. feet)

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

