



## 10 Morar Drive, Clydebank, G81 2YB

Offers over £149,995



**\*\*Fantastic TWO bedroom mid-terrace home\*\*** this sought after accommodation over two floors within the popular Park Grange development in Clydebank is sure to appeal to a variety of purchasers. With Matterport Tour and HDVR Property Tour available, please contact Elevate Property Services for more information.





## Property Information

Welcome to No. 10 Morar Drive, this splendid TWO-bedroom mid-terrace home offers a fantastic level of accommodation. With neutral decoration throughout, this bright and spacious home is presented in true walk-in condition.

A driveway is available to the front of the property leading to the modern UPVC door. Upon entering, you are welcomed into an entrance vestibule with storage cupboard and then onto the neutrally decorated lounge. This relaxing space boasts a space for home working and large windows which flood this room with natural sunlight. The newly fitted kitchen is accessed to the rear of the lounge and benefits from an array of white gloss wall and base units and a convenient breakfast bar. With all appliances being integrated, the vendor has created a sleek and modern feel. Access to the rear garden, is via a modern UPVC door with a glass panel adding additional light to this bright room.

On the upper level, there are two neutrally decorated and generously proportioned bedrooms, one of which benefits from excellent built-in storage. The attractive, family bathroom comprises of bathtub with electric shower over, wash hand basin and W.C. Double glazing and gas central heating provide a lovely warmth all year round.

The rear garden is level and fully enclosed with patio and lawn area, creating a safe and easily maintained environment for children and pets alike.

Ideally situated within walking distance of sought after primary and secondary schooling, this property will appeal to a variety of purchasers including families with children of various ages. Also, within walking distance to local shopping centres and with excellent transport links further afield to Glasgow City and Loch Lomond area, the location is ideal.

We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

Any areas, measurements or distances quoted are approximate and floor plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

## Room Dimensions

Lounge – 4.41m x 4.35m

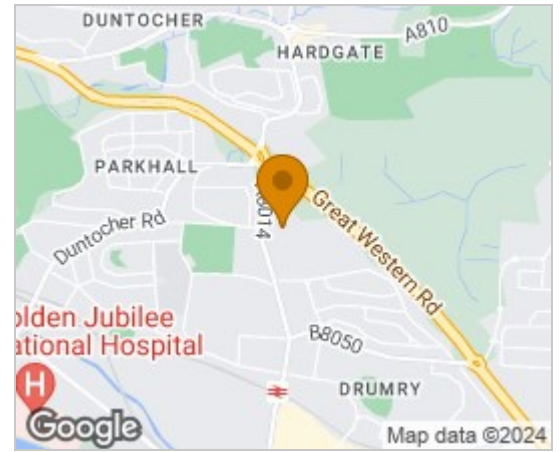
Kitchen – 4.41m x 2.18m

Bedroom One – 3.42m x 2.89m

Bedroom Two – 3.62m x 2.36m

Bathroom – 1.95m x 1.78m

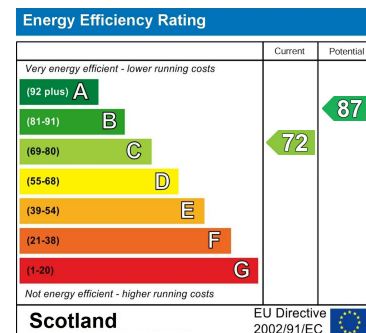
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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