



48 Briar Drive, Clydebank, G81 3HU

Offers over £119,995



****Fantastic TWO-bedroom upper cottage flat**** This stunning property has been fully refurbished, presented to market in true walk-in condition and is not expected to be available for long! With Matterport Tour and HDVR Property Tour available, please contact Elevate Property Services for more information.



Property Information

Welcome to No. 48 Briar Drive, situated within the popular Parkhall area of Clydebank. This splendid TWO-bedroom upper cottage home offers a fantastic level of accommodation. Newly refurbished throughout, this bright and spacious property is presented in true walk-in condition.

To the front, the property benefits from ample on street parking. Upon entering through the modern UPVC door, the staircase leads you to the accommodation on the upper level. The neutrally decorated lounge boasts space for dining and large windows filling this space with natural sunlight. The modern, newly fitted kitchen has an array of grey wall and base mounted units paired with light grey worktops, creating a fashionable and efficient workspace. The kitchen further benefits from a range of quality integrated appliances including washing machine, dishwasher, hob, oven and extractor fan.

Both bedrooms within this property are generous in size, one of which benefits from an in-built storage cupboard. Completing this property is a stunning shower room with easily maintained wet-wall panelling, walk in shower cubicle, wash hand basin and W.C. Further storage is available within the partially floored and insulated loft area. The rear garden boasts a substantial raised decking platform and lawn area.

Ideally situated within walking distance of sought after early learning centres and primary/secondary schooling, this property is sure to also appeal to families with children of various ages. A host of other local amenities are also only minutes away, including Clyde Shopping Centre and Great Western Retail Park, as are local train stations and main bus services, providing direct transport links to Glasgow City and Loch Lomond area.

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 - 4.73m x 3.47m

Kitchen - 3.13m x 2.62m

Bedroom One - 4.17m x 3.63m

Bedroom Two - 4.17m x 2.75m

Shower Room - 2.21m x 1.78m

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.

Room 4, 193 Dumbarton Road, Clydebank, West Dunbartonshire, G81 4XJ

Tel: 01389 504114 Email: info@elevatepropertyservices.com <https://www.elevatepropertyservices.com/>

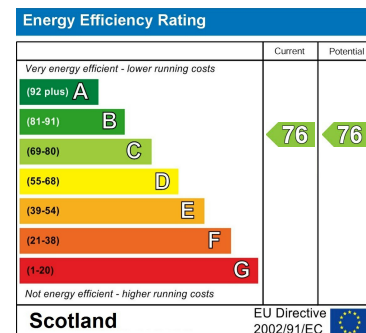
Area Map



Floor Plans



Energy Efficiency Graph



Room 4, 193 Dumbarton Road, Clydebank, West Dunbartonshire, G81 4XJ

Tel: 01389 504114 Email: info@elevatepropertyservices.com <https://www.elevatepropertyservices.com/>