



1/2, 15 Caledonia Street, Clydebank, G81 4EW

Offers over £124,995



****Sought after TWO-bedroom first floor flat**** This seldom available property is 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. 15 Caledonia Street (Flat 1/2), located within walking distance of a host of amenities in the popular Clydebank area. This splendid TWO-bedroom home situated on the first floor of a well-maintained building, offers a fantastic level of accommodation. Freshly decorated throughout in neutral tones, this bright and spacious property is presented in true walk-in condition.

To the front, the property benefits from an allocated parking space and ample visitors parking. Upon entering through the secure door entry system into the well-maintained communal area, the staircase leads you to this modern accommodation. The neutrally decorated lounge boasts large windows filling this space with an abundance of natural sunlight. The modern fitted kitchen with convenient breakfast bar has an array of white wall and base mounted units paired with contrasting black worktops, creating a fashionable and efficient workspace. The kitchen further benefits from a range of quality integrated appliances including hob, oven and extractor fan with ample space available for the required free-standing appliances.

Both bedrooms within this property are bright and generous in size. The master bedroom is a fantastic space, benefiting from an in-built storage closet and convenient ensuite shower room with walk-in shower cubicle, wash hand basin and W.C. Completing this splendid property is a relaxing, beautifully tiled bathroom which comprises of bath, wash hand basin and W.C.

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. The NHS Golden Jubilee Hospital is only a short walk away, as is a host of other local amenities. Dalmuir train station and main bus services are available within close proximity, providing transport links to local shopping centres and further afield.

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

Living Room - 5.27m x 3.39m

Kitchen - 4.66m x 2.70m

Master Bedroom - 4.66m x 3.01m

Master Ensuite - 1.77m x 1.87m

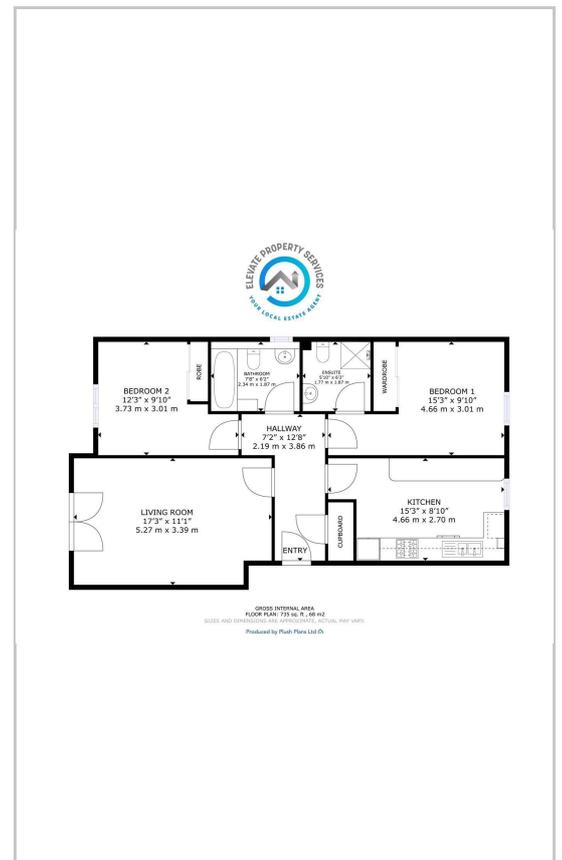
Bedroom Two - 3.73m x 3.01m

Bathroom - 2.34m x 1.87m

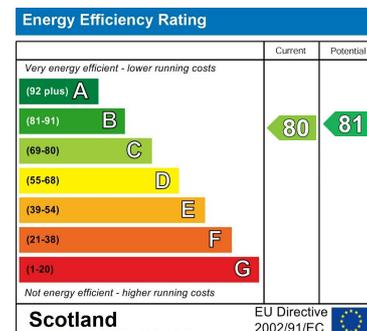
Area Map



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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