



9 Beeches Road, Clydebank, G81 6HW

Offers over £87,500



****Sought after TWO bedroom lower cottage garden flat**** within the popular Duntocher area of Clydebank. This property is sure to appeal to a variety of purchasers and is not expected to be available for long! With HDVR Property Tour available, please contact Elevate Property Services for more information.



Property Information

Welcome to No. 9 Beeches Road, situated within a popular Clydebank locale and within walking distance of sought after primary and secondary schooling. This TWO bedroom lower cottage home with driveway and rear garden is expected to be popular on the open market.

Externally, the property benefits from gardens to the front and rear and multi-car driveway leading to the modern uPVC door. The neutrally decorated lounge boasts patio door access to a raised seating area, perfect for dining al-fresco and providing access to the rear garden area. The fitted kitchen has an array of white wall and base mounted units paired with laminate worktops, creating an efficient workspace. The kitchen further benefits from an integrated electric hob, oven and extractor fan and adequate space for free standing appliances. TWO bedrooms with neutral decoration are available, both of which are generous in size. Completing this property is a wet room with wet-wall panelling and comprising of a shower, wash hand basin and W.C.

The rear garden benefits from a patio seating area and lawn area with ample space to enjoy the sunshine. Additional garden space is also available to the front of the property.

Ideally situated within a short 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

Living Room - 4.54m x 3.87m

Kitchen - 2.57m x 3.55m

Bedroom One - 3.93m x 3.64m

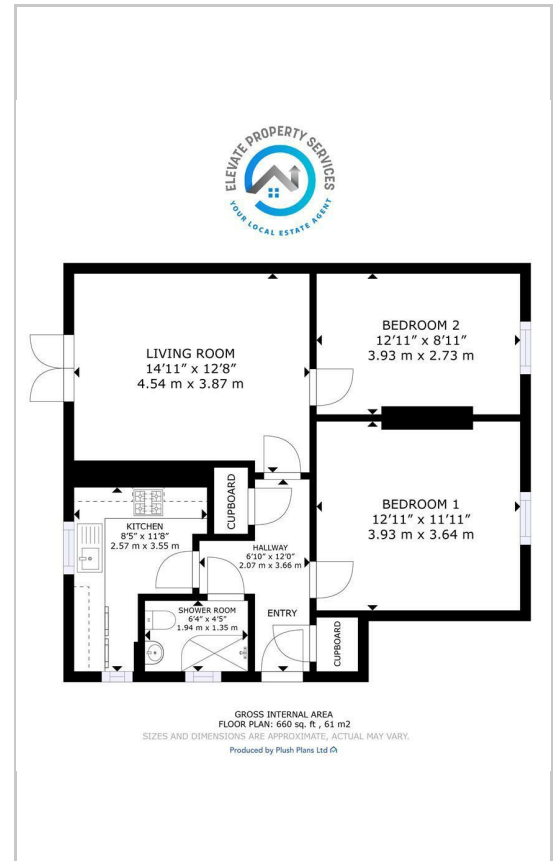
Bedroom Two - 3.93m x 2.73m

Shower Room - 1.94m x 1.35m

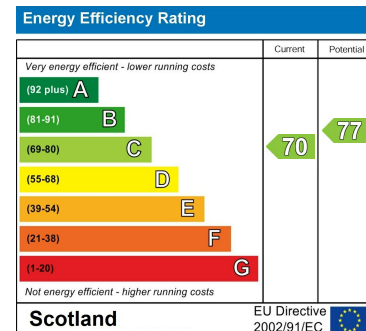
Area Map



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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