



## 24 Dunholme Park, Clydebank, G81 4JA

Offers over £109,995



**\*\*SOLD BY ELEVATE PROPERTY AT CLOSING DATE - SIMILAR PROPERTIES REQUIRED - DISAPPOINTED BUYERS WAITING\*\***





## Property Information

Welcome to No. 24 Dunholme Park, situated within a quiet cul-de-sac in the highly sought-after Clydebank area. This splendid TWO bedroom lower cottage garden flat is beautifully decorated throughout and is presented to market in walk-in condition.

To the front, the property benefits from adequate on street parking. Upon entering, you are welcomed into the bright and airy reception hallway which leads to most rooms within this beautiful property. The neutrally decorated lounge is generous in size and boasts space for a compact dining table. The modern fitted kitchen hosts an array wood effect wall and floor units and laminate worktops, creating an efficient workspace. Appliances include an integrated gas hob, oven and extractor fan and free-standing fridge, freezer and washing machine. With large windows and glass door access into the rear garden, this entire space is filled with natural light.

This property further boasts two well-proportioned bedrooms, both of which are large enough to accommodate at least a double bed and additional storage facilities. Completing this property, is a fantastic bathroom which is generous in size and comprises of bath with shower over, wash hand basin and W.C.

The easily maintained rear garden benefits from both lawn and decking areas and is fully enclosed, perfect for dining al-fresco and providing a safe and easily maintained environment for children and pets alike.

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/Dining - 4.87m x 3.44m

Kitchen - 2.96m x 2.78m

Bedroom One - 3.93m x 2.65m

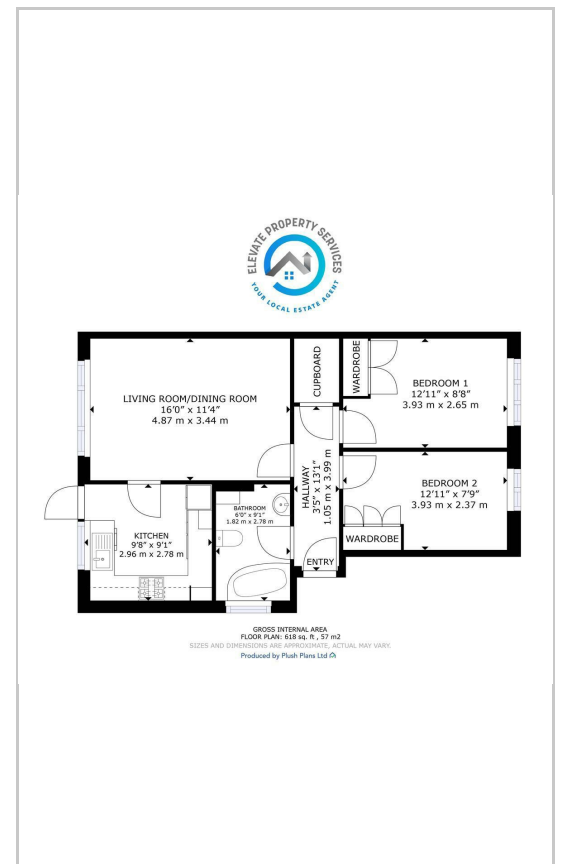
Bedroom Two - 3.93m x 2.37m

Bathroom - 2.78m x 1.82m

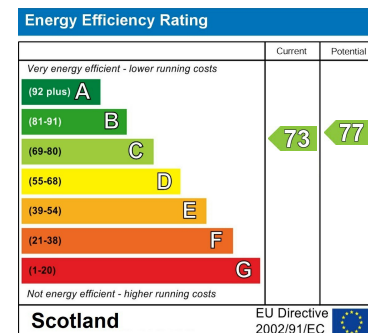
## Area Map



## 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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