



43 Craigs Avenue, Clydebank, G81 5LJ

Offers over £104,995



****Highly sought after TWO bedroom mid-terrace home**** Offering desirable accommodation over two floors within a popular Clydebank locale. This property has been appraised to reflect the modernisation required 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. 43 Craigs Avenue, this TWO bedroom mid-terrace property is sure to appeal to a variety of purchasers. With some modernisation this property has the potential to be a fantastic home. Perfectly situated within walking distance of a host of local amenities and public transport links.

To the front, the property benefits from ample on-street parking and an easily maintained garden area. A modern uPVC door leads into the welcoming reception hallway which provides access to all rooms. Leading firstly to the lounge, which is impressive in size with adequate space for dining and dual aspect windows flooding this room with an abundance of natural light. The fitted kitchen hosts an array of wall and base mounted units and a large larder cupboard. Ample space is available for the required free-standing appliances.

On the upper level, the property boasts TWO generously proportioned double bedrooms, both with fitted storage facilities. Additional storage facilities are also available within the loft area. An easily maintained shower room with wet-wall panelling completes the upper floor and comprises of shower, wash hand basin and W.C. Gas central heating and double glazing throughout provide all rooms with a lovely warmth all year round.

The substantial rear garden is accessed via the kitchen and benefits from a convenient storage shed. Fully enclosed and mainly laid to lawn, this is a secure space for children and pets alike.

Ideally situated within walking distance of sought after ELCCs and Primary/Secondary Schools, this property will appeal to variety of purchasers, including families with children of various ages. Also, with excellent transport links to local shopping centres, or 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

Living Room - 6.28m x 3.41m
 Kitchen - 3.30m x 2.76m
 Bedroom One - 5.26m x 3.12m
 Bedroom Two - 4.17m x 3.03m
 Bathroom - 1.94m x 1.73m

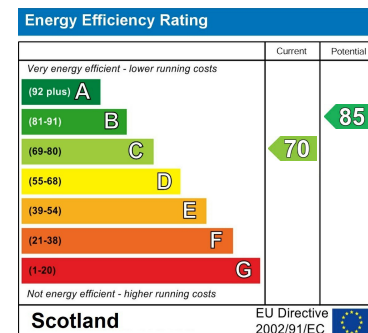
Area Map



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.

Room 4, 193 Dumbarton Road, Clydebank, West Dunbartonshire, G81 4XJ
 Tel: 01389 504114 Email: info@elevatepropertyservices.com <https://www.elevatepropertyservices.com/>