



46 Elm Road, Clydebank, G81 3RY

Offers over £84,995



Elevate Property services are delighted to present this seldom available ONE bedroom upper cottage garden flat to market. This sought after accommodation within the popular Parkhall area in Clydebank is sure to generate considerable interest.





Property Information

Welcome to No. 46 Elm Road, this property is situated within walking distance of a host of amenities and transport links. Entrance is via the side of the building leading to a carpeted staircase which provides access to the accommodation on the upper floor.

The lounge is situated at the end of the hallway and benefits from a large window flooding this room with an abundance of natural light. The modern fitted kitchen currently hosts an array of units and workspace. Integrated appliances include an electric oven, hob and extractor fan. Ample space is available for a free-standing washing machine and fridge-freezer. The bedroom is generous in size and boasts excellent fitted storage. Completing this property, is a shower room with walk in shower cubicle, wash hand basin and W.C. Additional storage is available in the attic area. The property also benefits from gas central heating and double glazing throughout.

This property is ideally situated within walking distance of sought after schooling and a host of local amenities. A regular local bus service travels to the popular Clyde Shopping Centre where there is also additional transport links to Glasgow City Centre, Loch Lomond 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 floorplans 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.

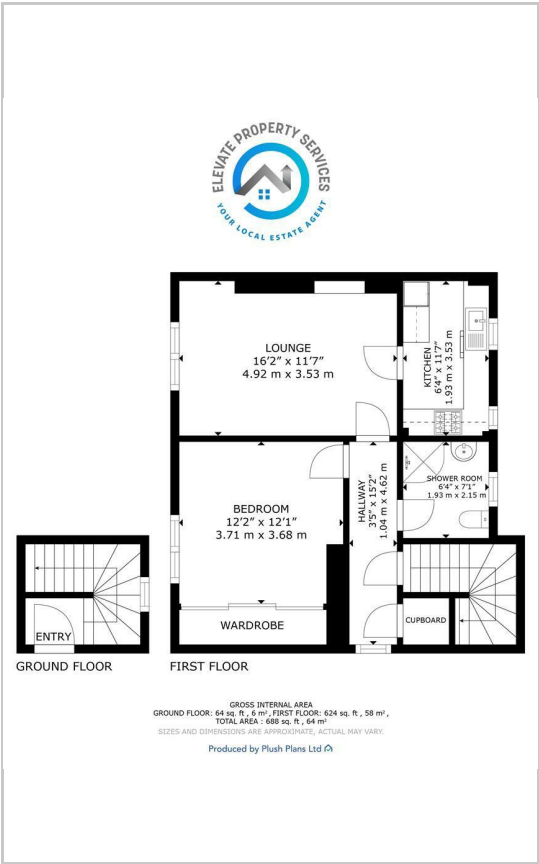
Room Dimensions

- Lounge - 4.92m x 3.53m
- Kitchen - 3.53m x 1.93m
- Bedroom - 3.71m x 3.68m
- Shower Room - 2.15m x 1.93m

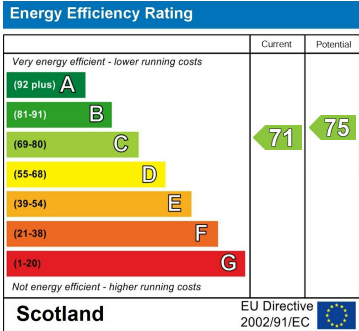
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.