

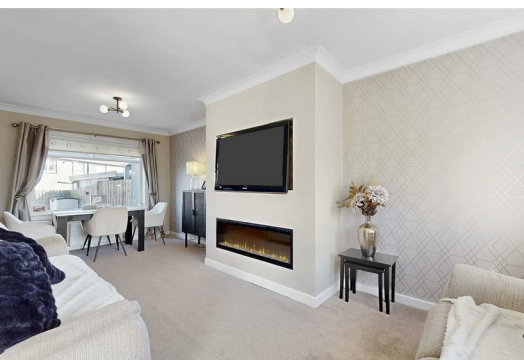


## 17 Irving Avenue, Clydebank, G81 6AY

Offers over £134,995



Elevate Property Services are delighted to present this stunning mid-terrace property within the highly sought after Hardgate area in Clydebank to market. With TWO double bedrooms and within walking distance of a host of amenities, this accommodation is sure to be popular.





Property Information

Welcome to No. 17 Irving Avenue, this beautiful home with neutral decoration throughout is presented to market in walk-in condition and is sure to appeal to a variety of purchasers.

To the front of the property, ample on-street parking and a low maintenance lawn garden is available. Upon entering, you are welcomed into the bright reception hallway which leads to all rooms. The beautifully decorated lounge boasts a feature inset fire and dual aspect windows providing an abundance of natural light. The impressive, fitted kitchen is a must see, designed to a high specification with quality fixtures and fittings, this is the perfect space to enjoy meal preparation. Quality integrated appliances include an integrated gas hob, oven, washing machine, dryer, dishwasher and fridge-freezer.

A carpeted staircase leads to the accommodation on the upper floor. Two neutrally decorated double bedrooms are available on this floor, both of which benefit from fitted storage. An additional boxroom is available which is flexible for a variety of uses. Completing this property, is a modern family bathroom with low maintenance wet-wall panelling and comprising of bathtub with shower over, vanity unit and W.C.

The suntrap rear garden is accessed via the kitchen and is fully enclosed, creating a safe and secure environment for children and pets alike. With patio, decking and lawn areas, this is the perfect space to relax and enjoy the weather.

Ideally situated within walking distance of sought after schooling, this property will particularly appeal to families with children of various ages. Also, within a short distance of West College Scotland, Clydebank Leisure Centre and Clyde Shopping Centre, the location is ideal. Excellent transport links are available to surrounding areas, or further afield 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 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/Dining Room - 6.28m x 3.12m
- Kitchen - 4.34m x 2.68m
- Bedroom One - 3.97m x 3.08m
- Bedroom Two - 3.97m x 2.75m
- Box Room - 2.04m x 1.98m
- Bathroom - 1.98m x 1.84m

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.

Area Map



Floor Plans



Energy Efficiency Graph

