



## 21 Miller Street, Clydebank, G81 1UP

Offers over £117,500



Elevate Property Services are delighted to present this splendid TWO bedroom ground floor flat to market. This property is located within the highly sought after Clydebank area within walking distance of a host of amenities and transport links.



Property Information

Welcome to Ground 1, 21 Miller Street, this splendid TWO bedroom flat is situated on the ground floor of this well-maintained building with secure door entry system. Private off-street parking is available to the rear with all residents benefitting from an allocated parking space.

Upon entering, you are welcomed into the bright and airy reception hallway which leads to all rooms within this spacious property. The neutrally decorated lounge is generous in size and boasts patio doors leading to a Juliet balcony which creates an abundance of natural light. The fitted kitchen hosts an array of wall and floor units and laminate worktops, creating a clean and efficient workspace. Kitchen appliances include an integrated oven, hob and an extractor fan with ample space available for a free-standing washing machine and fridge freezer. Two well-proportioned bedrooms are available, both of which benefit from fitted storage facilities. The primary bedroom further benefits from an ensuite shower room, comprising of a walk-in shower cubicle with shower, wash hand basin and W.C. Completing this property, is a neutrally decorated bathroom comprising of a bathtub, wash hand basin and W.C. The property also benefits from double glazing and gas central heating, with a new boiler installed in April 2025 with a 5 year guarantee.

Ideally situated within walking distance of local bars, restaurants and retail centres. Also, with excellent transport links further afield to Glasgow City and Loch Lomond area, the location is ideal for a host of purchasers.

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.

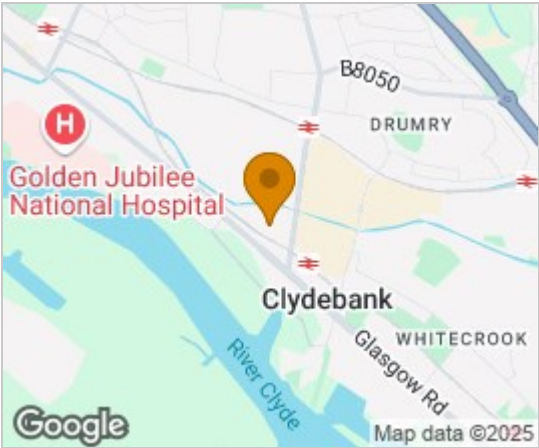
Any areas, measurements or distances quoted are approximate and floor plans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

Room Dimensions

- Lounge - 5.46m x 3.67m
- Kitchen - 4.30m x 2.29m
- Bedroom One - 4.77m x 3.29m
- Ensuite - 2.15m x 1.85m
- Bedroom Two - 3.32m x 3.29m
- Bathroom - 2.15m x 2.04m

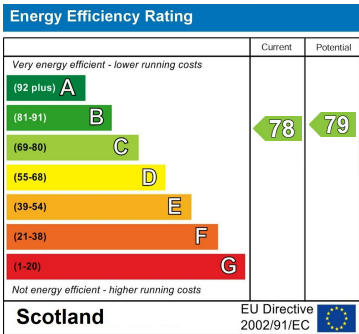
Area Map



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.