



## 11 Greenwood Quadrant, Clydebank, G81 2RE

Offers over £114,995



**\*\*CLOSING DATE FOR FINAL OFFERS - FRIDAY 13/6 AT 12.00 NOON\*\*** Elevate Property Services are delighted to present this THREE bedroom lower cottage flat within the popular Linnvale area of Clydebank to market. Offering excellent potential, this property is sure to appeal to a variety of purchasers and is not expected to be available for long.





Property Information

Welcome to No. 11 Greenwood Quadrant, this THREE bedroom property is situated within a quiet location and offers excellent potential for the purchaser to modernise this home to their specification.

To the front of the property, a Monoblock driveway and easily maintained garden is available. Upon entering, you are welcomed into the bright reception hallway which leads firstly to the lounge. The lounge is generous in size and boasts a feature fireplace and large windows which flood this room with natural sunlight. The modern fitted kitchen benefits from an array of wall and floor units and convenient breakfast bar. Ample space is available for the required kitchen appliances. The property further benefits from three generously proportioned bedrooms, all of which have the advantage of fitted storage. Completing this property, is a partially tiled family bathroom which comprises of a shower over bath, wash hand basin and W.C.

The splendid rear garden is accessed via the kitchen and is mainly paved, providing a safe and easily maintained environment for children and pets alike.

Ideally situated within walking distance of highly sought after primary and secondary schooling, this property will particularly appeal to families with children of various ages. Also, within walking distance to local shopping centres, or transport links to 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.

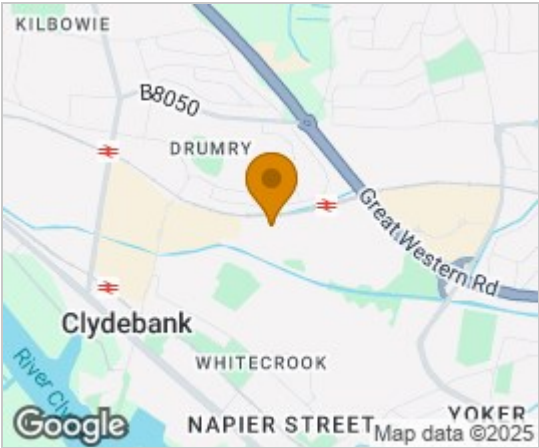
THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

Room Dimensions

- Lounge - 4.33m x 4.16m
- Kitchen - 3.89m x 3.17m
- Bedroom One - 4.30m x 2.68m
- Bedroom Two - 3.27m x 3.19m
- Bedroom Three - 3.24m x 3.20m
- Bathroom - 2.20m x 1.69m

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

