

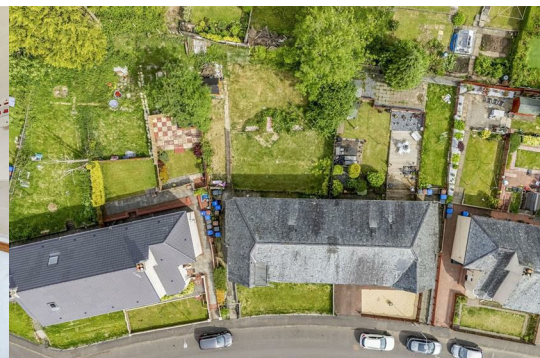


63 Hillend Crescent, Clydebank, G81 6HL

Offers over £117,500



Elevate Property Services are delighted to present this rarely available FOUR bedroom upper cottage flat to market. Located within the popular Duntocher area, this property offers excellent potential to be a fantastic family home following some modernisation.



Property Information

Welcome to No. 63 Hillend Crescent, this rarely available FOUR bedroom upper cottage flat offers an ideal opportunity for renovation to the purchaser’s specification. The property is situated within the popular Duntocher area and is within walking distance of a host of amenities and public transport links.

Ample on-street parking is available to the front of the property. Entrance is via the side of the building with a stairway leading to accommodation on the upper floor. The lounge is well-proportioned and provides direct access to the kitchen. The fitted kitchen hosts wall and base mounted units and space for free-standing appliances. Four well-proportioned double bedrooms are available, two of which benefit from fitted storage. A family bathroom completes this property which comprises of a bathtub with shower over, vanity unit and W.C. The garden to the rear of the property is substantial in size and mainly lawn, making this area low maintenance.

Ideally situated within walking distance of local bars, restaurants and highly sought after schooling, 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 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 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

- Living Room - 4.87m x 3.64m
- Kitchen - 4.12m x 3.47m
- Bedroom One - 5.16m x 3.59m
- Bedroom Two - 3.59m x 3.07m
- Bedroom Three - 3.59m x 3.05m
- Bedroom Four - 3.64m x 2.76m
- Bathroom - 2.34m x 1.49m

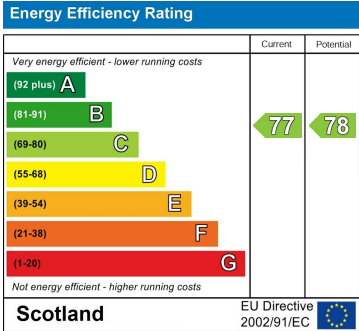
Area Map



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.