



13/4 Irving Quadrant, Clydebank, G81 6AZ

Offers over £69,995



****CLOSING DATE FOR FINAL OFFERS - WEDNESDAY 17/9 AT 12.00PM**** Elevate Property Services are pleased to bring to market, this spacious TWO bedroom upper cottage flat in the quiet residential area of Clydebank. Situated in a low traffic area, with the scenic Goldenhill Park and a host of amenities at Hardgate cross on your doorstep, this property is sure to attract a wide range of buyers, from first-time purchasers, investors or to those looking to downsize.



Property Information

Welcome to 13/4 Irving Quad, accessed via a tidy communal close shared by just four residents, this upper cottage flat provides well-proportioned accommodation with excellent storage throughout.

The welcoming hallway includes a spacious walk-in cupboard with private access to the attic. A bright and comfortable lounge sits to the front with large windows filling the room with an abundance of natural light. The generously sized kitchen enjoys dual aspect outlooks, providing varied views and ample daylight, the kitchen also boasts excellent cupboard space and a built-in pantry. There are two double bedrooms, each with fitted storage, alongside a part tiled bathroom complete with a white three-piece suit and shower over bath.

Externally the property benefits from a communal garden with easily maintained drying green to the rear, while the peaceful location offers easy access to Hardgate Cross and the open space of Goldenhill Park. Off-street parking is readily available to the front and rear of the property.

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.

While the property is well cared for, it presents an excellent opportunity for modernisation and personalisation, we would highly recommend an early viewing before its too late! Viewing by appointment only, 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 - 4.19m x 3.86m
- Kitchen - 4.19m x 2.69m
- Bedroom One - 4.29m x 2.84m
- Bedroom Two - 4.29m x 2.62m
- Bathroom - 1.91m x 1.70m

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

