



## 24 Kirkwood Avenue , Clydebank, G81 2TF

Offers over £114,995



Elevate Property Services are delighted to present this seldom available FOUR bedroom mid-terrace home to market. This property is available to CASH PURCHASERS only due to being of non-traditional construction. With some modernisation, this property will make a fantastic family home and is therefore not expected to be available for long!





Property Information

Welcome to 24 Kirkwood Avenue, located in the sought-after and family-oriented Linnvale area. This spacious property presents an excellent opportunity for buyers to renovate and customise according to their own preferences.

The property offers ample on-street parking and features low maintenance gardens at both the front and rear.

Upon entering, you'll step into a bright entrance vestibule, ideal for storing outdoor garments which leads to a welcoming hallway. The spacious lounge features large windows which flood this room with an abundance of natural light. The kitchen is roomy, with lots of storage and workspace and opens directly to the fully enclosed rear garden. Integrated appliances include a gas hob, oven and extractor fan with space available for a free-standing washing machine and fridge-freezer. This property benefits from a ground-floor bedroom, ideal for those seeking flexible living space. A cloakroom with a wash hand basin and W.C. is conveniently located adjacent to the bedroom.

On the upper level, three double bedrooms are available, all of which boast fitted storage. Excellent additional storage is available within the hallway and attic area. A spacious family shower room completes this property and comprises of a shower cubicle with electric shower, vanity unit and W.C.

The property further benefits from double glazing and gas central heating throughout, a new boiler and radiators were recently fitted in August 2025.

The rear garden features a large lawn, drying green, and patio ideal for outdoor dining. Fully enclosed and south facing, it offers a safe, low-maintenance space to enjoy some nice weather.

Conveniently located within walking distance of Clyde Shopping Centre, Clyde Retail Park, and Great Western Retail Park, this property offers easy access to a wide range of amenities. Drumry train station is just a two-minute walk away and main bus services are available nearby. Major commuter routes, including the A82, Erskine Bridge, M8, and Renfrew Bridge, are also easily accessible. Well regarded schooling is also available within walking distance, making this a popular choice for families.

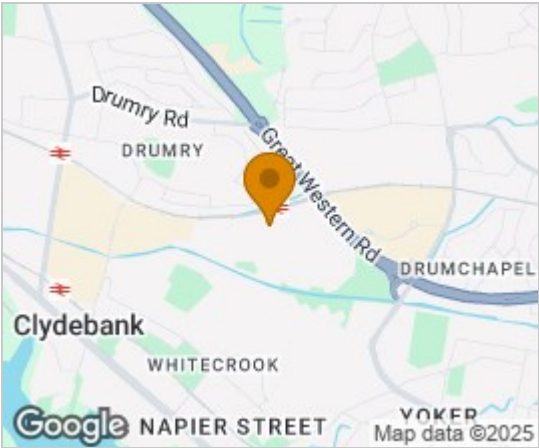
We would highly recommend an early viewing before it's too late! Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

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

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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

