



## 17H Regent Place, Clydebank, G81 3SG

Offers over £77,500



Elevate Property Services are delighted to present this splendid ONE bedroom top floor flat in the popular Clydebank area to market. Situated within a quiet cul-de-sac with scenic views over Dalmuir Public Park and within a short walking distance of Dalmuir train station, this property is sure to appeal to a variety of purchasers.



## Property Information

Externally the property benefits ample off-street parking and a communal garden to the rear which is mainly lawn with convenient drying green for residents.

This charming property is situated on the top floor of a well-maintained building. On entrance into the property, the hallway benefits from excellent storage and leads firstly to the lounge. The neutrally decorated lounge boasts large windows filling this space with an abundance of natural light. The modern fitted kitchen is accessed off the lounge and hosts an array of wall and base mounted units. Integrated appliances include an electric hob, oven and extractor fan with ample space available for a free-standing washing machine and fridge-freezer. The bedroom is situated to the end of the hallway and is generous in size to accommodate additional bedroom furniture. Completing this property, is a modern bathroom fitted with low maintenance wet-wall panelling and comprising of an electric shower over the bathtub, vanity unit and W.C.

This property enjoys a peaceful setting within a quiet cul-de-sac, just five minutes' walk from Dalmuir train station and several major bus routes. These transport links offer direct access to Glasgow City, Loch Lomond and beyond. Road connections are equally convenient, with the A82 nearby providing routes to the Erskine Bridge and M8 motorway. Residents benefit from immediate access to local attractions, including Dalmuir Public Park and Dalmuir Municipal Golf Course, both situated right next to the property. Additional amenities such as Clyde Shopping Centre, Great Western Retail Park and Clydebank Leisure Centre are only minutes away, ensuring everyday essentials and leisure activities are always within easy reach.

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.

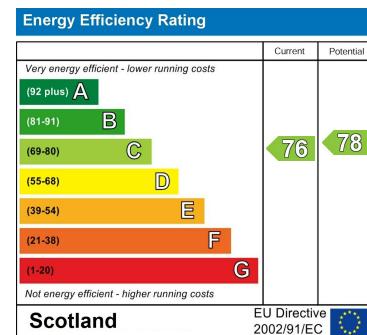
## Area Map



## 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.