



## 150 Second Avenue, Clydebank, G81 3BH

Offers over £67,500



Elevate Property Services are delighted to present this spacious TWO bedroom top floor flat in the popular Clydebank area to market. Situated in close proximity to a host of amenities and transport links, this property is sure to appeal to a variety of purchasers.





Property Information

Externally the property benefits ample on-street parking with a secure door entry system providing access into the building, The communal building is well-maintained with this property situated on the top floor.

On entrance into the property, the reception hallway benefits from two excellent storage cupboards. The neutrally decorated lounge boasts ample space for dining and large windows filling this space with an abundance of natural light. The fitted kitchen is accessed off the lounge and hosts an array of wall and base mounted units with additional space available for free-standing appliances. Two bedrooms are available, both of which are generous in size to accommodate bedroom furniture. Completing this property, is a modern, fully tiled bathroom which comprises of a rainfall shower over the bathtub, vanity unit and W.C.

This property is conveniently situated 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. Local attractions are nearby, including Dalmuir Public Park and Dalmuir Municipal Golf Course. Additional amenities such as Clyde Shopping Centre, Great Western Retail Park, Golden Jubilee National Hospital 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.

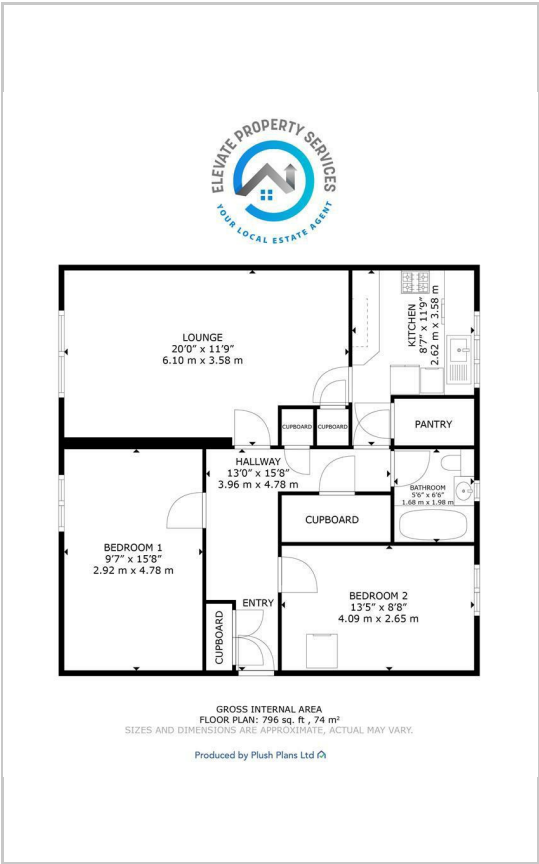
Any areas, measurements or distances quoted are approximate and floorplans are only for illustration purposes and are not to scale. Thank you.

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

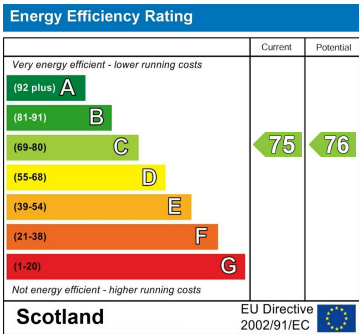
Area Map



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.