

FREEHOLD



House - Mid Terrace (EPC Rating:)

118 CANBERRA AVENUE, CLYDEBANK, G81 4LW

Offers over

£160,000

FEATURES

- Spacious 2 bedrooms
- Large living room/kitchen
- Large rear garden
- Located on Canberra Avenue
- Modern interior design
- Double driveway parking
- Charming mid-terrace house
- Close to local amenities



SWEET HOME



2 Bedroom House - Mid Terrace located in Clydebank

Nestled on the desirable Canberra Avenue in Clydebank, this charming mid-terrace house offers a delightful blend of modern living and classic character. Built in 1935, this property has been thoughtfully updated to meet contemporary standards while retaining its original charm.

The home features two spacious bedrooms, perfect for families or those seeking extra room for guests. The well-proportioned living room seamlessly integrates with the modern kitchen, creating an inviting space for relaxation and entertaining. Natural light floods the interior, enhancing the warm and welcoming atmosphere throughout.

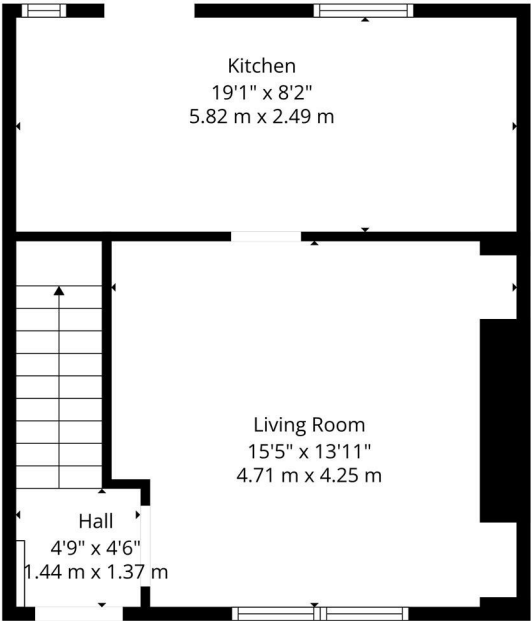
One of the standout features of this property is the expansive back garden, providing a perfect outdoor retreat for gardening enthusiasts or families looking for a safe play area for children. Additionally, the double driveway offers convenient off-street parking, a valuable asset in today's busy world.

This delightful home is ideally situated in a friendly neighbourhood, close to local amenities and transport links, making it an excellent choice for both first-time buyers and those looking to downsize. With its modern finishes and spacious layout, this property is ready to welcome its new owners. Don't miss the opportunity to make this lovely house your new home.

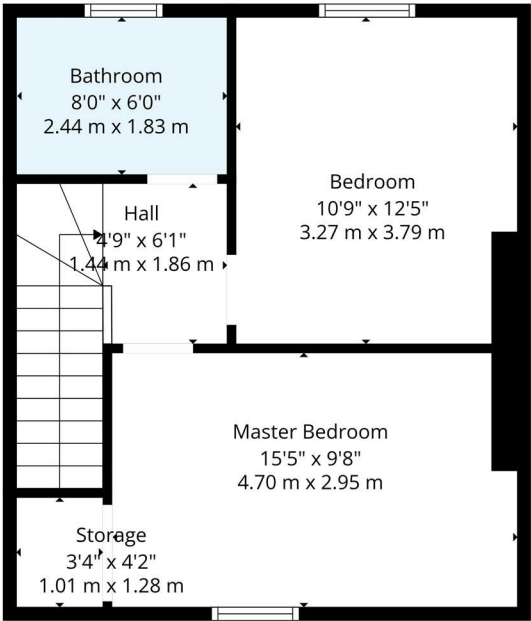
Early viewing recommended!

Call us on
07717504350
sales@sweet-home.co.uk
<https://sweet-home.co.uk/>

Council Tax Band
B



Floor 1



Floor 2



TOTAL: 844 sq. ft, 79 m2
 FLOOR 1: 429 sq. ft, 40 m2, FLOOR 2: 415 sq. ft, 39 m2
 EXCLUDED AREAS: STORAGE: 14 sq. ft, 1 m2, WALLS: 86 sq. ft, 8 m2
Floor Plan Created By Cubicasa App. Measurements Deemed Highly Reliable But Not Guaranteed.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
Scotland	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

