



**BLAIR &
BRYDEN**



New to the market is this wonderful GROUND FLOOR FLAT featuring great accommodation, driveway and private rear garden. Ideal for first-time buyers with gas central heating and double glazing throughout. Close to all amenities.

70 McGregor Street, Clydebank G81 1HH

Offers Over: £95,000

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Entrance leading to hallway which gives access to all accommodation and hosts storage cupboard. Lounge to the front of the property providing a great living space and consisting of a large window which gives the room a bright natural light. Storage cupboard. Fitted kitchen off the lounge comprising a variety of wall and floor units providing ample work and storage space. The integrated appliances include the gas hob with hood over, oven and grill. Boiler housed. Door to the pleasant rear garden.

The property benefits from two good-sized double bedrooms with bedroom one featuring storage cupboards.

Shower room with w.c., wash hand basin and shower unit.

Early viewing is highly recommended.

ACCOMMODATION

Lounge - 4.40m(14'4")x3.85m(12'6")approx.

Kitchen - 3.39m(11'1")x2.47m(8'1")approx.

Bedroom one - 3.88m(12'7")x3.03m(9'9")approx.

Bedroom two - 3.83m(12'5")x2.64m(8'6")approx.

Shower room - 2.03m(6'6")x1.72m(5'6")approx.

The agent has not tested any apparatus, equipment, fixture or services and cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the tenure of the property. The prospective purchasers are advised to obtain verification from their Solicitor or Surveyor.

The above particulars whilst carefully prepared are not warranted and do not form part of any contract of sale. Interested parties should have their own solicitor note their interest with the selling agents in order that they may be informed if a closing date is set for the receipt of offers. The sellers do not bind themselves to accept the highest or any offer.

SELLING

Do you have a property to sell? Blair & Bryden (BestMove Scotland) can offer you a free valuation and advice on the sale of your present property. Should this be of interest please ask for Gail Gurney on 01475 558420 (press option 2).