

Flat 2 114 Shakespeare Ave

CLYDEBANK, G81 3EY



*Spacious two-bedroom mid-terraced property
Ideal for first-time buyers or small families*



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Jonny Clifford with McEwan Fraser Legal is delighted to present this incredibly spacious, two-bedroom mid-terraced villa, providing attractively priced family accommodation within easy reach of primary and secondary schooling, mainline rail services, Dalmuir Park and Clydebank Town Centre.

THE LOUNGE



Accessing the home via the ground floor, the entrance door opens to a welcoming vestibule which has the benefit of a deep inbuilt cupboard with under-stair storage. The main hallway provides access to the main apartments and the spacious lounge, which is positioned to the front, it has ample room for a range of furniture and overlooks the paved garden.

THE KITCHEN



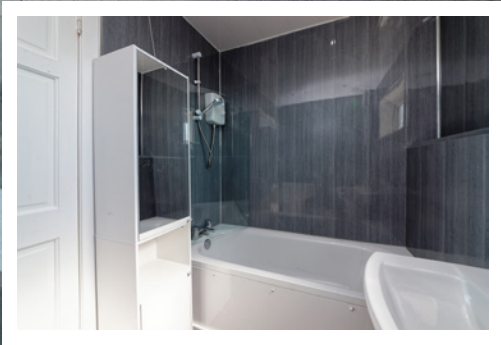
At the rear, the well-appointed kitchen has a range of floor and wall-mounted units with a striking work surface and a gas hob that has been newly fitted. A door from the kitchen accesses a decking area which overlooks the rear garden, which offers a peaceful outdoor space, perfect for entertaining or relaxing.





The upper floor provides a naturally bright open landing which leads to each room. Both rooms are incredibly well-proportioned with integrated storage options. There are very few newer build properties that offer this amount of space, it really has to be seen to be believed. Finally, a luxurious bathroom completes the accommodation on the second floor, with new wet walling and contemporary fittings. The property has gas central heating (combi boiler) and double glazing, keeping it energy efficient in the colder months.

THE BATHROOM



BEDROOM 1



BEDROOM 2



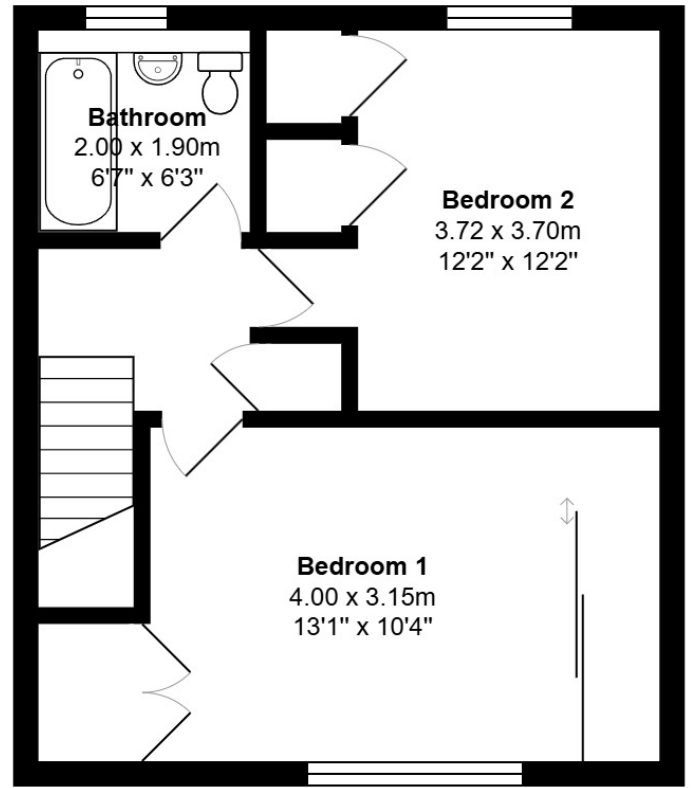
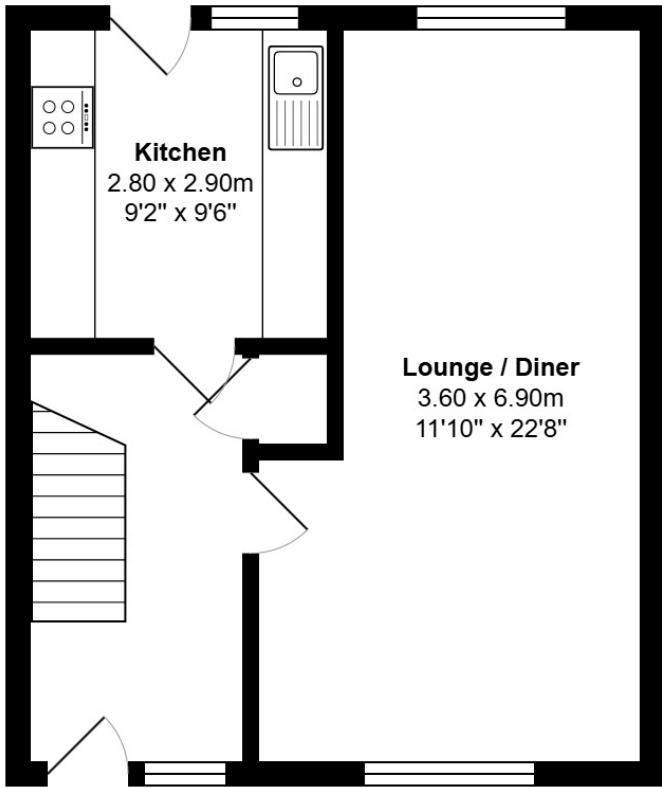
The enclosed front garden is mainly paved with a pathway leading to the front door. At the rear, the fully enclosed south-facing garden provides a level, family-friendly lawn with a raised timber deck terrace.

Early Viewing is advised for a property that ticks a lot of boxes.

EXTERNALS

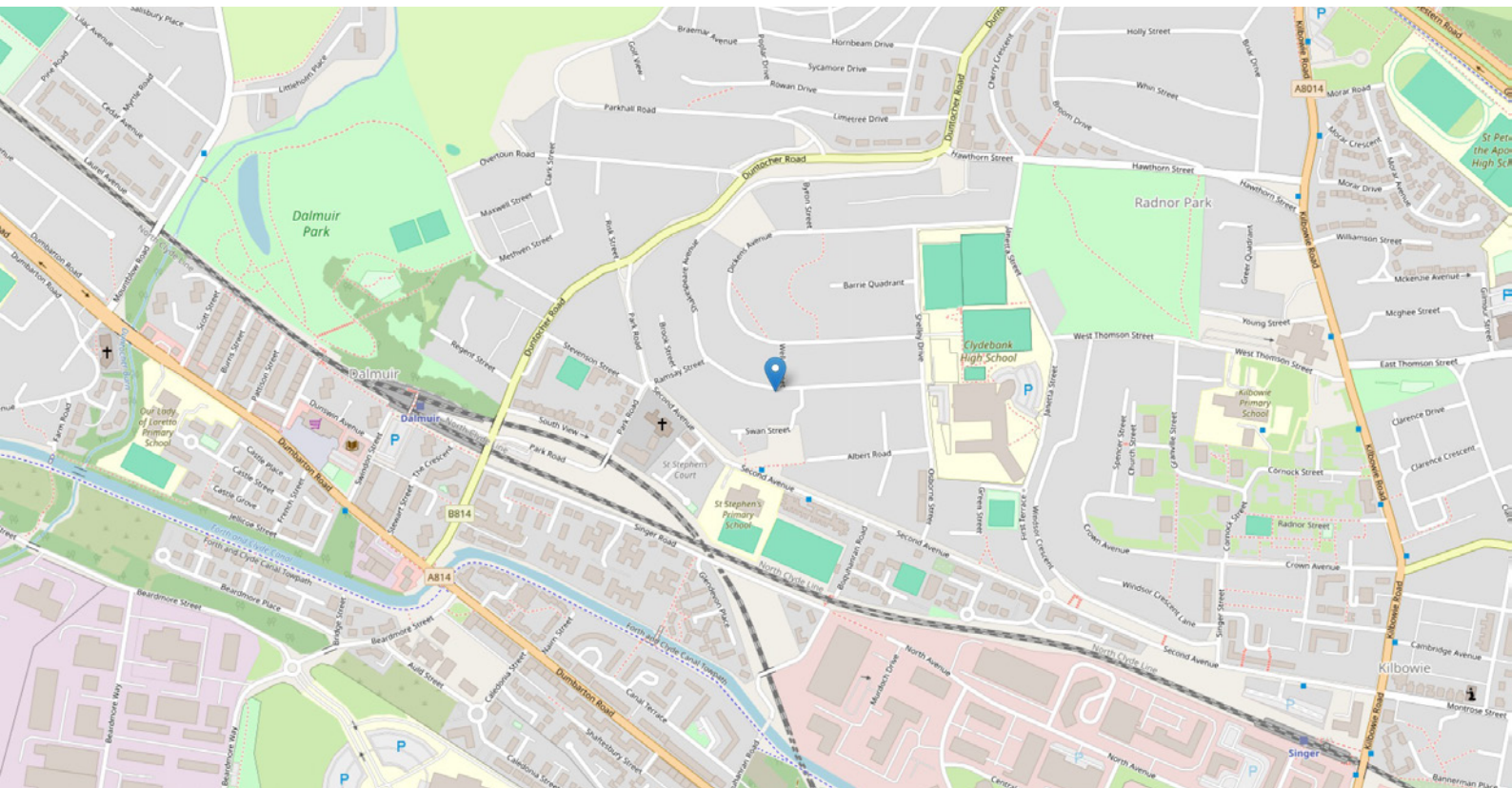


FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions (Taken from the widest point)

Gross internal floor area (m²): 78m²
EPC Rating: C



THE LOCATION

Shakespeare Avenue in Clydebank is a great place to live and commute from. Via the M8 motorway, the transport links are excellent, throughout Central Scotland and in particular to Greenock, Paisley and Glasgow Airport which is a mere 8 minutes away via the nearby Erskine Bridge.





A few minute's drive away via the A82 takes you directly to Loch Lomond within 15 minutes and the gateway route to the Highlands. A short walk to Dalmuir Park Railway Station provides a major rail junction with direct links to Glasgow, Edinburgh, Loch Lomond and beyond.

An excellent range of amenities is within easy reach including two primary schools. For relaxation, the tranquil Dalmuir Park, the scenic Forth and Clyde Canal cycle path and the renowned Dalmuir Golf Course are all within a few minutes walk, making it a very popular place to call home.




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**Part
Exchange
Available**



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