



85

Canberra Avenue, Clydebank, Dunbartonshire. G81 4LL





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Located within a popular pocket of Mountblow, 85 Canberra Avenue is a spacious two-bedroom upper cottage flat that has the advantage of a large private garden.

Internally the property is bright and spacious and offers around 800 square feet of living space that requires general modernisation throughout. The flat is accessed by its own private front door and internal staircase which leads to a welcoming hallway which has a useful store cupboard. The lovely lounge has dual aspects to the front and ample space for a dining table and chairs if required. The kitchen is fitted with traditional style units with lots of space for free-standing white goods with views over the rear garden. The property has two excellent-proportioned double bedrooms, the main has a large built-in cupboard and there is a good-sized shower room. The property has double glazed windows throughout, gas central heating and attic space.

Externally the property has a large private garden with is mainly laid to lawn with mature shrubs and hedging. The location of the property is ideal, being a short distance from local amenities within Clydebank. Access to Glasgow is also with easy reach with great transport links a short distance away from the property.

EPC Band C
Council Tax Band C



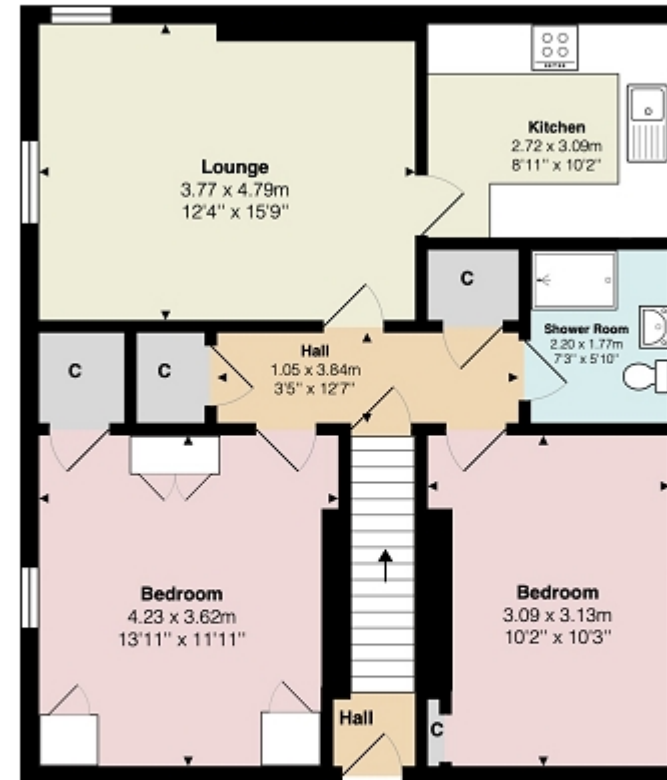
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Measurements

Hallway	12' 07" x 3' 05" or 3.84m x 1.04m
Lounge	15' 09" x 12' 04" or 4.80m x 3.76m
Kitchen	10' 02" x 8' 11" or 3.10m x 2.72m
Bedroom 1	13' 11" Max x 11' 11" Max or 4.24m Max x 3.63m Max
Bedroom 2	10' 03" Max x 10' 02" Max or 3.12m Max x 3.10m Max
Shower Room	7' 03" x 5' 10" or 2.21m x 1.78m



Contact our office for further details



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NOTE: These details have been prepared for guidance. If there is any point which you find misleading please contact McArthur Stanton where further information is available. Measurements have been taken from wall to wall, unless otherwise stated, and have been recorded by use of a sonic beam. Services and appliances not tested. Details have been prepared by November 2024. If required, we can arrange for a property market appraisal to be carried out on your existing property.

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**McArthur
Stanton**
Letting & Estate Agents