



## 17 East Thomson Street, Clydebank, G81 2BS

Offers over £104,995



Elevate Property Services are delighted to present this splendid TWO bedroom lower cottage flat to market. This property is situated within the highly sought after Clydebank area and within walking distance of a host of amenities and transport links. Early viewing is recommended as this property is not expected to be available for long!





Property Information

To the front of the property, a south-facing garden and ample on-street parking is available.

On entrance, the welcoming hallway boasts an excellent storage cupboard and provides access to most rooms. The neutrally decorated lounge benefits from a large window with open aspects and filling this space with an abundance of natural sunlight. The modern fitted kitchen hosts an array of wall and base mounted units and worktops, creating a clean and efficient workspace. The kitchen further benefits from an integrated gas hob, oven and extractor fan. Adequate space is available for a free-standing fridge-freezer and washing machine.

Both bedrooms within this property are well proportioned, one of which also benefits from fitted storage. Completing this property is a shower room which may benefit from some modernisation and comprises of accessible shower area, wash-hand basin and W.C.

For those that enjoy shopping, this property is located within walking distance of popular retail units at Clyde Shopping Centre and Clyde Retail Park. Excellent transport links are also available with major bus routes and both Singer and Clydebank train stations within walking distance. Also, close to Clydebank Health and Care Centre, Clydebank Leisure Centre and West College Scotland (Clydebank Campus) making this location a popular choice for many purchasers.

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.

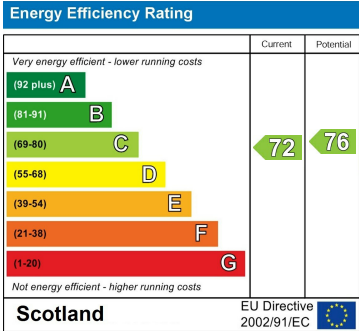
Area Map



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.