



## 39 Maple Drive, Clydebank, G81 3SD

Offers over £124,995



Elevate Property Services are delighted to present this spacious TWO bedroom upper cottage flat to market. Situated within the highly sought after Parkhall area of Clydebank and presented to market in true walk-in condition, this beautiful home is not expected to be available for long!



Property Information

Externally the property benefits ample on-street parking and a substantial garden to the rear which is mainly lawn, creating a safe space for children and pets alike.

On entrance into the property, a carpeted staircase leads you to the accommodation on the upper level. The neutrally decorated lounge boasts a feature media wall and large windows filling this space with an abundance of natural light. The recently fitted kitchen is sleek in design with all appliances conveniently integrated and boasting excellent storage within an array of wall and base mounted units. Both bedrooms within this property are generous in size and benefit from fitted storage. Completing this property, is a modern family bathroom, comprising of an electric shower over the bathtub, vanity unit and W.C.

Ideally situated close to the local bus route and within walking distance of sought after schooling, this property is sure to also appeal to families with children of various ages. A host of other local amenities are also only minutes away, including Clyde Shopping Centre and Great Western Retail Park, as are local train stations and main bus services, providing direct transport links to Glasgow City, Loch Lomond and beyond.

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.

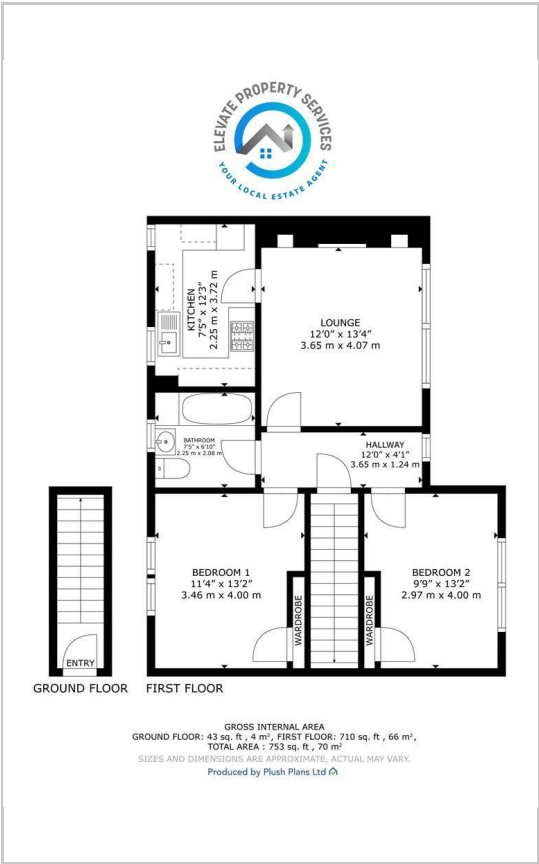
Any areas, measurements or distances quoted are approximate and floorplans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

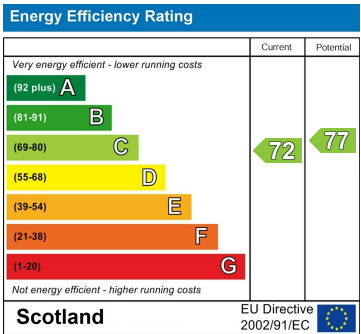
Area Map



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.