



## 15 Morrison Street, Clydebank, G81 6JQ

Offers over £69,995



Elevate Property Services are delighted to present this splendid ONE bedroom upper cottage flat to market. This property is situated within the highly sought after Duntocher 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!



## Further Information

Externally the property benefits from ample on-street parking and a low maintenance garden to the rear.

Entrance into the building is via the side of the building leading into the hallway. On entrance, the welcoming hallway boasts access to all rooms within the property and good storage options. The neutrally decorated lounge benefits from a large window overlooking the rear of the property 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 hob and oven with adequate space available for a free-standing washing machine and fridge-freezer.

The well-proportioned double bedroom offers excellent space for additional storage. Completing this property is a shower room offering a flexible layout which comprises of a modern shower cubicle with shower, wash-hand basin and W.C.

Ideally situated within a short distance of West College Scotland, Clydebank Leisure Centre and Clyde Shopping Centre, the location is ideal. Excellent transport links are available to surrounding areas, or further afield to Glasgow City and Loch Lomond area. Local shops, pubs and restaurants are all within a short walking distance.

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.

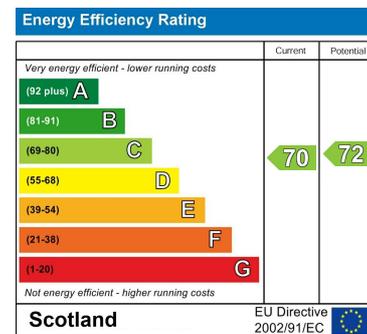
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.