

128 Canberra Avenue, Clydebank, G81 4LW

Offers over £104,995

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Elevate Property Services are delighted to present this spacious two-bedroom lower cottage flat to market. Situated within a popular Clydebank locale, this property offers excellent potential for renovation and is well positioned within walking distance of local amenities, transport links and the Golden Jubilee National Hospital. This property is sure to appeal to first-time buyers, investors and downsizers alike and early viewing is highly recommended for all interested parties!







Further Information

To the front, the property benefits from on-street parking, with a paved pathway leading directly to the entrance. Entry is via a welcoming entrance vestibule, providing access through to the principal accommodation.

The neutrally decorated lounge features large windows, allowing plenty of natural light into the room while offering an open outlook. The kitchen comprises of a range of wall and base units, complemented by ample worktop space to provide a practical area for everyday cooking and meal preparation. Additional space is available for freestanding appliances, including a washing machine, fridge-freezer and standalone cooker, alongside a useful larder cupboard. Direct access to the rear garden further enhances the practicality of the layout.

The property offers two generously proportioned bedrooms, both of which benefit from fitted storage. Further storage is available within a large hallway cupboard. Completing the accommodation is a well-appointed shower room featuring wet-wall panelling for ease of maintenance comprising of a shower cubicle with electric shower, wash-hand basin set within a vanity unit and W.C.

Further features include gas central heating and double glazing throughout, contributing to year-round comfort.

Externally, the property benefits from a large private rear garden, offering a pleasant outdoor space for relaxing and entertaining. With plenty of scope to make the most of the available space, the garden also offers potential for further outdoor enhancements.

Ideally situated within walking distance of sought after early learning centres and primary schooling, this property is sure to also appeal to families with children of various ages. The NHS Golden Jubilee Hospital is only a short walk away, as is a host of other local amenities. Dalmuir train station and main bus services are available within close proximity, providing transport links to local shopping centres and further afield.

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.

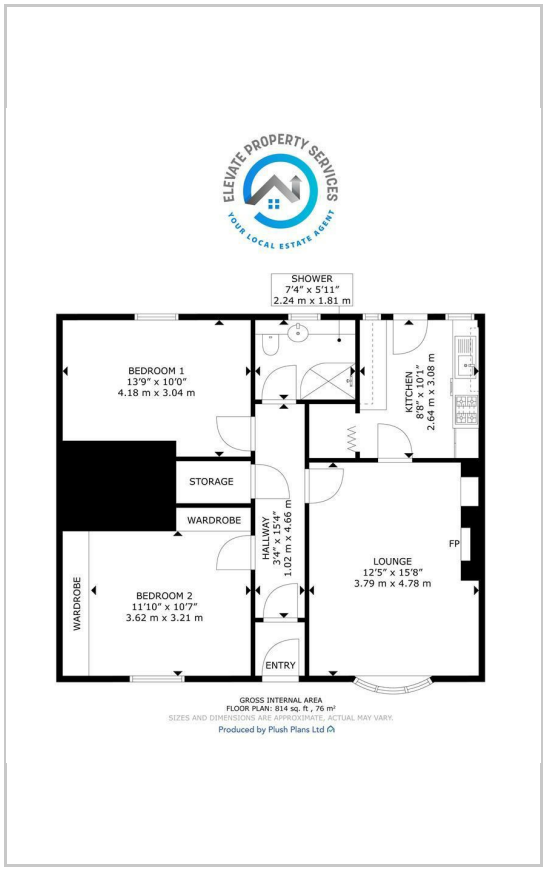
Any areas, measurements or distances quoted are approximate and floorplans are only for illustration purposes and are not to scale. Thank you.

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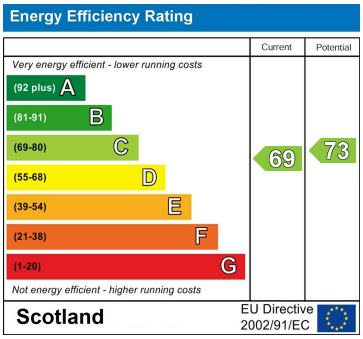
Area Map



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.

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