



## 39 Westwood Quadrant, Clydebank, G81 2SN

Offers over £79,995



Elevate Property Services are delighted to present this spacious THREE bedroom upper cottage garden flat to market. This property is available to CASH PURCHASERS only due to being of non-traditional construction. With some modernisation, this property will make a fantastic family home and is therefore not expected to be available for long!



## Property Information

Welcome to No. 39 Westwood Quadrant. Situated within the desirable family friendly area of Linnvale, this splendid THREE bedroom upper cottage home is available to cash purchasers only due to the type of construction (Whitson Fairhurst). The property offers an excellent opportunity for those looking to modernise and create a home tailored to their own style and needs.

Externally, the property benefits from ample street parking and excellent garden space to the side and rear. On entrance, you are welcomed by a generous hallway with stairs leading to the accommodation on the upper floor. The lounge boasts large windows which flood this space with natural sunlight. A spacious kitchen offers ample workspace and storage. The property boasts three generously proportioned double bedrooms, two of which have the added benefit of fitted storage. A family bathroom completes this property and comprises of a bath with electric shower over, wash hand basin and W.C. The property further benefits from double glazing and gas central heating throughout.

The generous corner garden is an excellent bonus offering various areas with the potential to be landscaped or transformed to suit your own personal requirements. With the area fully enclosed children and pets can enjoy the outdoor sunshine safely.

Ideally situated within a short distance of the Clyde Shopping Centre, bars and restaurants and with popular schooling nearby this property will particularly appeal to families with children of various ages. Also, with excellent transport links to Braehead via the new Renfrew Bridge, or further afield to Glasgow City and Loch Lomond area, the location is ideal.

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.

## Room Dimensions

Lounge - 4.77m x 3.77m

Kitchen - 4.40m x 2.77m

Bedroom One - 4.15m x 3.23m

Bedroom Two - 4.60m x 3.28m

Bedroom Three - 3.23m x 3.09m

Bathroom - 2.15m x 1.92m

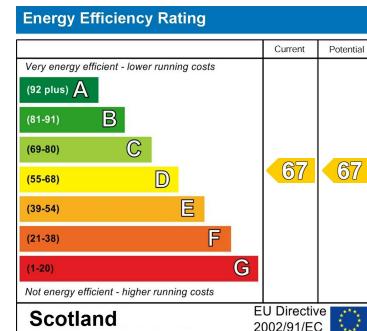
## Area Map



## 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.