



11 McDonald Crescent, Clydebank, G81 1DB

Offers over £84,995



Elevate Property Services are delighted to present this well-appointed two-bedroom lower cottage flat to market. Situated within a popular residential area of Clydebank, this home enjoys a convenient location within walking distance of local amenities, well-regarded schools and excellent public transport links. Offering spacious accommodation with excellent potential for modernisation, this property is sure to appeal to first-time buyers, investors and downsizers alike. Early viewing is highly recommended for all interested parties.



Externally, the property enjoys ample on-street parking together with low-maintenance gardens to both the front and rear, creating an attractive outdoor setting.

The accommodation further comprises of two well-sized bedrooms, both benefiting from fitted storage. The principal bedroom also enjoys direct access to the private rear garden, adding to the home's practicality and appeal. Completing the accommodation is a family shower room comprising a shower enclosure, vanity unit incorporating a wash hand basin, and W.C.

Externally, the fully enclosed rear garden has been designed with ease of maintenance in mind, providing a private outdoor space ideal for relaxing or enjoying the warmer months.

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 Clydebank train station, major bus routes and the new Renfrew Bridge at hand. 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.

A map from Google Maps showing the area around White Crook, Glasgow. A red pin marks White Crook, which is situated between Clydebank to the west and Yoker to the east. The River Clyde flows through the area. Major roads shown include Great Western Rd and Kelso St. The map also shows Napier Street and several railway lines indicated by black lines with cross-ticks. The Google logo and 'Map data ©2026' are visible at the bottom.

The floor plan shows a rectangular layout. On the left side, there are two bedrooms: Bedroom 1 (bottom) and Bedroom 2 (top). Each bedroom has an adjacent wardrobe. A central hallway provides access to both bedrooms and the shower room. The shower room is located at the bottom right of the hallway. To the right of the hallway is the kitchen, which includes a sink, stove, and refrigerator. A lounge is located at the top right of the plan. A front entrance leads into the hallway. A cupboard is located near the front entrance. The plan includes dimensions in both feet and inches and meters and centimeters.

Room	Dimensions (ft x in)	Dimensions (m x cm)
Bedroom 1	13'4" x 12'2"	4.07 m x 3.70 m
Bedroom 2	13'4" x 9'7"	4.07 m x 2.91 m
Lounge	15'0" x 13'6"	4.56 m x 4.11 m
Kitchen	11'1" x 12'0"	3.38 m x 3.66 m
Shower Room	4'8" x 7'7"	1.41 m x 2.32 m
Hallway	3'7" x 11'1"	1.09 m x 3.64 m

GROSS INTERNAL AREA
FLOOR PLAN: 689 sq. ft., 64 m²
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.
 Produced by **Plush Plans Ltd** (A)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			
Scotland		EU Directive 2002/91/EC	

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