



## 12/4 Montrose Street, Clydebank, G81 2JF

Offers over £67,500



**\*\*CLOSING DATE FOR FINAL OFFERS - FRIDAY 24/4 @ 12.00PM\*\*** Elevate Property Services are proud to present this spacious TWO bedroom first floor apartment to market. Set within a highly sought-after central Clydebank locale, this generously proportioned home offers excellent potential for modernisation and upgrading, making it an ideal opportunity for investors, first-time buyers or downsizers alike. Positioned within walking distance of an excellent range of amenities and excellent transport links, early viewing is recommended.



## Further Information

Situated within the heart of Clydebank, this property is positioned on the first floor of a well-maintained building with secure door entry. Offering generous room sizes and a flexible layout, the apartment provides excellent scope for upgrading to suit a purchaser's own specification

Upon entering, you are welcomed by a bright reception hallway which provides access to all apartments and offers useful storage. The lounge enjoys a large window allowing natural light to fill the space and creating a comfortable living area with excellent potential. The kitchen offers a generous footprint, providing excellent scope to create a modern kitchen/dining space tailored to a purchaser's own requirements. With ample room for a range of units, worktop space and dining, this area presents a fantastic opportunity to design your own space.

Both double bedrooms are generously proportioned, with one benefiting from fitted wardrobes providing good storage. A versatile storage area within the hallway can be adapted as a home office or dressing room. The bathroom comprises an easily accessible shower area with electric shower, wash-hand basin and W.C.

Overall, this property offers an excellent opportunity for purchasers seeking a well-located home with fantastic potential to add value.

Ideally situated within walking distance of sought after schooling, this property will appeal to a variety of purchasers, including families with children of various ages. 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 Singer train station, major bus routes and the new Renfrew Bridge within close proximity. Also, within a short walking distance to Clydebank Health and Care Centre, Clydebank Leisure Centre and West College Scotland (Clydebank Campus)

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.

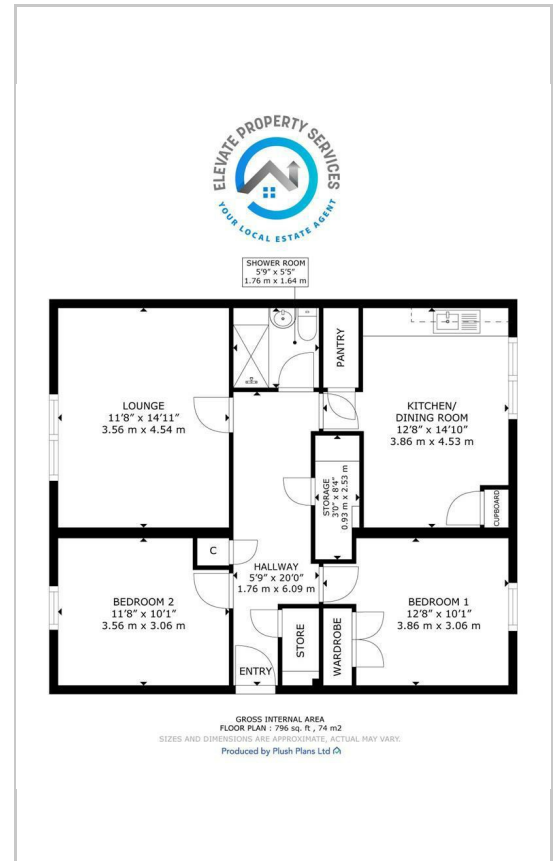
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

Room 4, 193 Dumbarton Road, Clydebank, West Dunbartonshire, G81 4XJ  
Tel: 01389 504114 Email: [info@elevatepropertyservices.com](mailto:info@elevatepropertyservices.com) <https://www.elevatepropertyservices.com/>

## Area Map



## Floor Plans



## Energy Efficiency Graph

