



## 112 Canberra Avenue, Clydebank, G81 4LW

Offers over £104,995



Elevate Property Services are delighted to present this spacious TWO bedroom upper cottage flat to market. This property is situated within popular Dalmuir area and within walking distance of a host of amenities and transport links. Early viewing is highly recommended as this property is not expected to be available for long!





Property Information

To the front, this property benefits from on-street parking with access to the property available from a paved path at the side of the building. On entry, a carpeted stairway leads to the accommodation on the upper floor. The lounge is neutrally decorated and benefits from dual aspect windows flooding this room with natural light. The fitted kitchen hosts an array of wall and base units paired with laminate worktops, creating an efficient workspace. The kitchen also benefits from an integrated oven, hob and extractor fan with ample space for free standing appliances.

The two bedrooms are neutrally decorated and generously proportioned, the main bedroom benefiting from fitted storage. Further storage is available within a large storage cupboard in the hallway and also within the attic area. A fully-tiled family bathroom completes this property which comprises of a bathtub with electric shower over the bath, wash-hand basin and W.C. The apartment also benefits from gas central heating and double glazing, providing all rooms with a lovely warmth all year round.

The large private rear garden is the perfect space for relaxation and has fantastic potential for additional outdoor living.

Ideally situated within the popular Dalmuir area of Clydebank and within walking distance of sought after Early Learning and Childcare Centres and schooling. Also, within walking distance to Clydebank retail centres and the village of Old Kilpatrick, which enjoys a fantastic setting on the edge of the River Clyde. The area offers a variety of shops, restaurants, bars and amenities making this a perfect base for purchasers.

We would highly recommend an early viewing as have no doubt this property will be very popular. Viewing by appointment - please contact Elevate Property Services to arrange a suitable time or request further information and a copy of the Home Report.

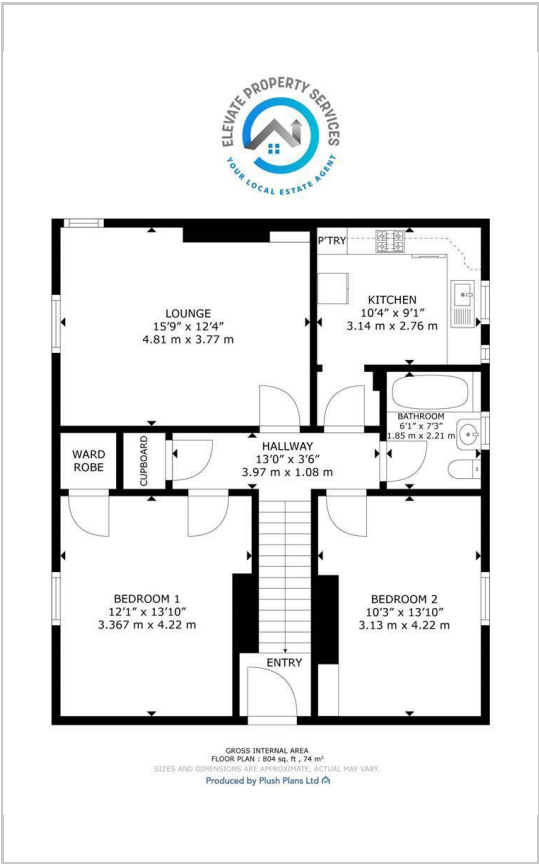
Any areas, measurements or distances quoted are approximate and floorplans are only for illustration purposes and are not to scale. Thank you.

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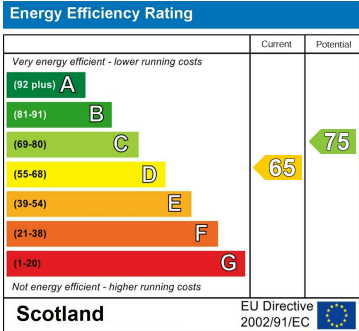
Area Map



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.