



## 82 Attlee Avenue, Clydebank, G81 2SF

Offers over £134,995



Elevate Property Services are delighted to present this spacious THREE bedroom semi-detached property to market. Situated within the highly sought-after Linnvale area of Clydebank, the property is within walking distance of a host of local amenities and excellent transport links. With some modernisation, this property will make a splendid family home and early viewing is therefore recommended.



## Further Information

To the front, the property benefits from ample on-street parking and an easily maintained garden area. A modern uPVC door leads into the welcoming reception hallway which provides access to all rooms on the lower level. Leading firstly to the lounge, which is impressive in size with a large window flooding this room with an abundance of natural light. The fitted kitchen hosts an array of wall and base mounted units and adequate space for free-standing appliances and ample space for dining. A fully-tiled shower room completes the ground floor and comprises of a shower cubicle with electric shower, wash hand basin and W.C.

On the upper level, the property boasts three generously proportioned double bedrooms, all of which have the added benefit of fitted storage. Further storage facilities are available within the loft area. Further benefits include gas central heating and double glazing.

This property boasts garden space to the front and rear, mainly laid to lawn for easy maintenance and creating a safe and secure environment for children and pets alike. In addition to this, there is a wooden shed available for outdoor storage.

Ideally situated within a short distance of sought after schooling, this property will appeal to variety of purchasers, including families with children of various ages. Also, within walking distance of amenities, bars and restaurants at the popular Hardgate Cross. Excellent transport links are available from here to local shopping centres, or further afield to Glasgow City, Loch Lomond area etc.

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.

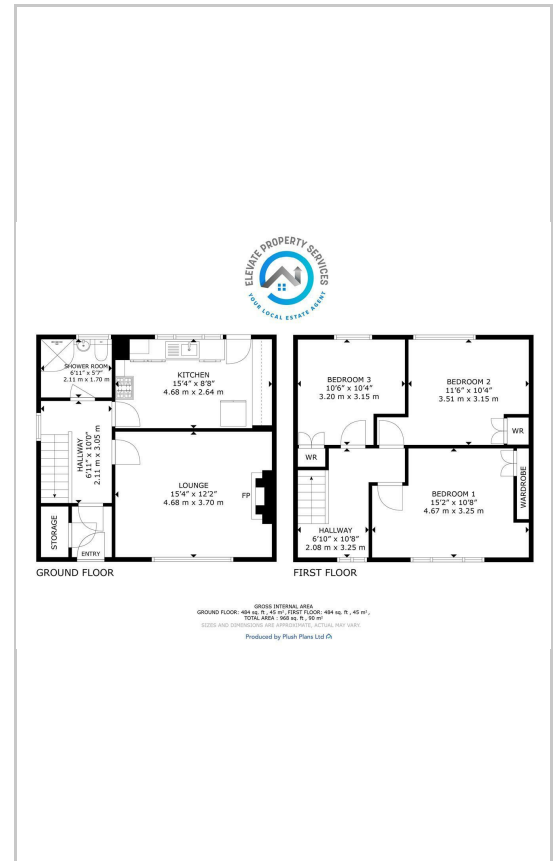
Any areas, measurements or distances quoted are approximate and floorplans are only for illustration purposes and are not to scale. Thank you.

THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT.

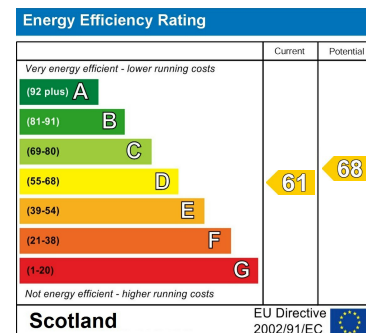
## Area Map



## 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.