

66 Clarence Street, Clydebank, G81 2EB

Offers over £114,995

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Elevate Property Services are delighted to present this appealing three-bedroom end-terrace villa to market. Situated within a popular central area of Clydebank, this family home enjoys a convenient location within walking distance of local amenities and excellent public transport links. Offering excellent potential for modernisation, the property is sure to appeal to first-time buyers, investors and downsizers alike. Early viewing is highly recommended for all interested parties!







Further Information

To the front, the property enjoys a private driveway providing convenient off-street parking, with additional on-street parking available for residents and visitors. Entry is via a welcoming reception hallway, offering access to the principal accommodation.

The spacious lounge is enhanced by a large front-facing window, allowing natural light to fill the room and creating a warm and welcoming atmosphere. Positioned to the rear of the property, the fitted kitchen features an excellent range of wall and base units, complemented by practical worktop space. Integrated appliances include an electric hob, oven and extractor hood, while additional space is available for freestanding appliances such as a fridge-freezer and washing machine. A door from the kitchen leads directly to the rear garden, adding to the home's everyday convenience.

On the upper level are three well-proportioned bedrooms, with the principal bedroom benefiting from fitted storage. Completing the accommodation is a fully tiled family bathroom comprising an electric shower over bath, wash-hand basin and W.C.

Externally, the gardens extend from the front to the rear of the property and have been landscaped with ease of maintenance in mind. The rear garden offers a private outdoor setting, ideal for relaxing, entertaining 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, Clyde Retail Park and Great Western Retail Park. Excellent transport links are also available with Singer and Clydebank train stations, 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.

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

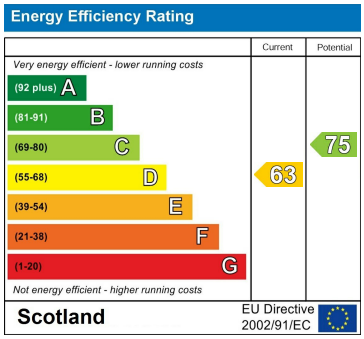
Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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