



## 56 Jane Rae Gardens, Clydebank, G81 1HT

Offers over £129,995



Elevate Property Services are delighted to present this attractive two-bedroom lower cottage flat to market. Situated within a popular Clydebank locale, the property is conveniently located close to a wide range of local amenities and excellent transport links. Presented in true walk-in condition, this fantastic home is expected to appeal to a variety of buyers and is not expected to be on the market for long.



## Further Information

To the front, the property benefits from ample on-street parking and a low-maintenance lawn garden. Entry is via a modern front door, leading into a welcoming vestibule which provides access to the main accommodation.

The bright and neutrally decorated lounge features large windows that flood the room with natural light, creating a warm and inviting atmosphere. Positioned to the rear of the lounge, the modern-fitted kitchen offers a range of wall and base units complemented by stylish worktops, providing a practical and efficient workspace. Integrated appliances include a gas hob and oven, while additional space is available for a free-standing washing machine and fridge-freezer. The kitchen also provides direct access to the rear garden.

Both bedrooms are generously proportioned and benefit from fitted storage, offering excellent accommodation for a range of purchasers. Completing the property is a well-appointed family bathroom comprising a bath with overhead shower, vanity unit, and W.C.

The fully enclosed rear garden features a combination of patio and artificial lawn, creating an attractive and easily maintained outdoor space. Ideal for children and pets, it provides the perfect setting for relaxing or entertaining outdoors.

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 and Yoker 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.

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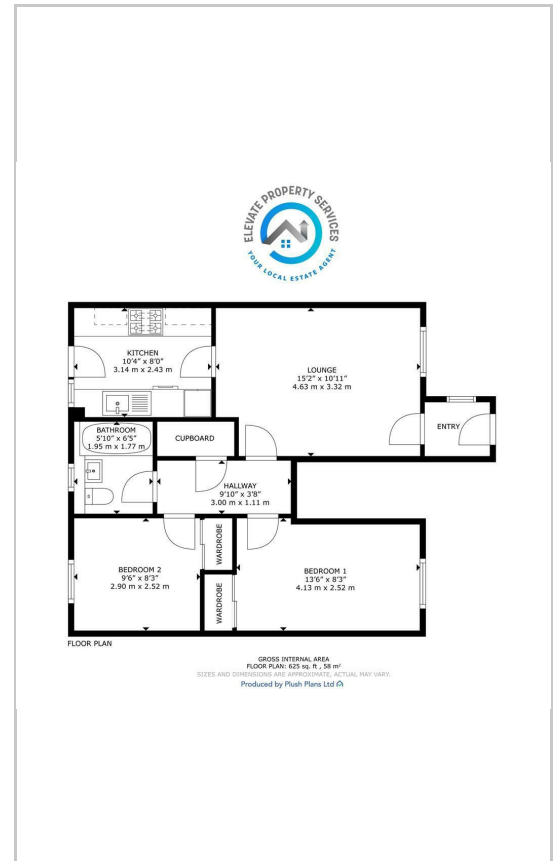
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## Area Map



## Floor Plans



## Energy Efficiency Graph

