



## 3 Dunedin Terrace, Clydebank, G81 1NE

Offers over £72,500



Elevate Property Services are delighted to present this well-maintained ONE bedroom apartment to market. Situated within a popular Clydebank locale, this bright and spacious home is ideally positioned close to a wide range of local amenities and transport links. Presented with neutral decoration throughout, this property is perfectly suited to first-time buyers, downsizers and investors alike. Early viewing is highly recommended as this property is not expected to be available for long.



## Further Information

Externally, the property benefits from ample on-street parking and a low-maintenance garden area to the rear with drying green. Entry is via a secure door entry system into a well-maintained communal close with this property being situated on the second floor.

Internally, the welcoming hallway provides access to most apartments. The lounge is bright and inviting, enhanced by large windows which allow natural light to flood the space. The fitted kitchen is accessed directly from the lounge and is well-equipped with a range of wall and base mounted units, complemented by integrated appliances including an electric hob, oven, and extractor hood, alongside space for additional freestanding appliances.

The double bedroom is generously proportioned, with high ceilings further enhancing the sense of space and light. The accommodation is completed by a partially tiled bathroom, fitted with a shower over bath, vanity unit with wash hand basin, and W.C.

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 train station, 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.

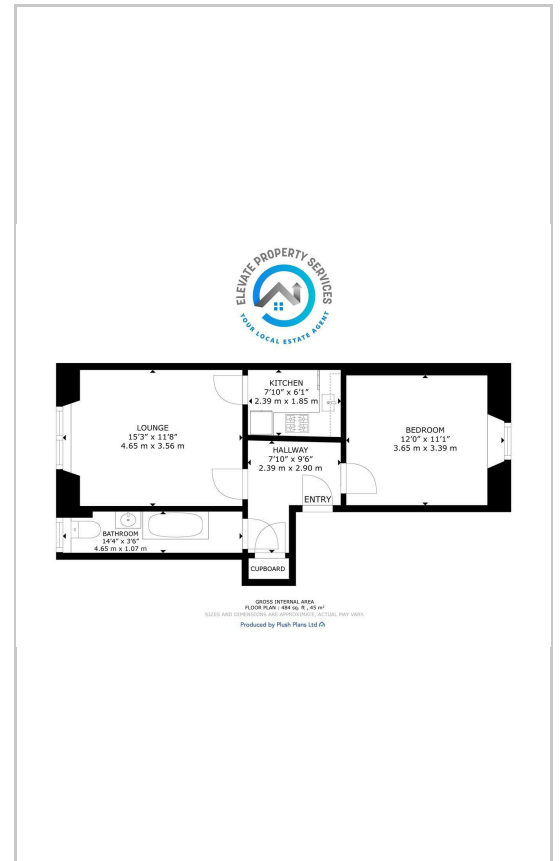
Any areas, measurements or distances quoted are approximate and floorplans are only for illustration purposes and are not to scale. Thank you.

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

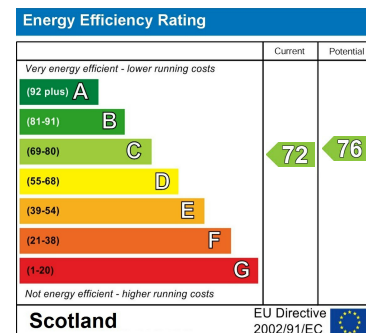
## Area Map



## 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.