



## 9 Old Street, Clydebank, G81 6DE

Offers over £64,995



Elevate Property Services are delighted to present this spacious two bedroom ground floor flat to market. Situated within the highly sought-after Duntocher area of Clydebank, the property is conveniently located within walking distance of a host of local amenities and excellent transport links. Fairly priced to reflect the level of modernisation that may be required, this property presents an excellent opportunity for first-time buyers, investors and downsizers alike.



## Further Information

Externally, the property benefits from ample on-street parking and low-maintenance communal gardens to the front and rear with drying green. A secure door entry system provides access to the well-maintained communal building, with the property conveniently positioned on the ground floor.

Internally, the accommodation comprises a welcoming reception hallway offering access to all apartments, along with useful storage space. The generously proportioned lounge features a large window, allowing natural light to flood the room and a convenient storage cupboard.

The fitted kitchen overlooks the rear communal grounds and offers a range of wall and base units complemented by coordinating worktops. Integrated appliances include a gas hob, oven and extractor fan, with additional space provided for freestanding appliances.

The property further boasts two well-proportioned bedrooms, both benefiting from fitted storage. A fully-tiled shower room completes this property which comprises of an easily accessible shower area, rainfall shower, wash-hand basin and W.C.

Ideally situated within walking distance of a wide range of amenities, as well as highly regarded primary and secondary schooling, this property is expected to appeal to a broad range of purchasers, including families, first-time buyers, investors and downsizers. Excellent transport links also provide easy access to local shopping centres, Glasgow city centre and the beautiful Loch Lomond area.

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.

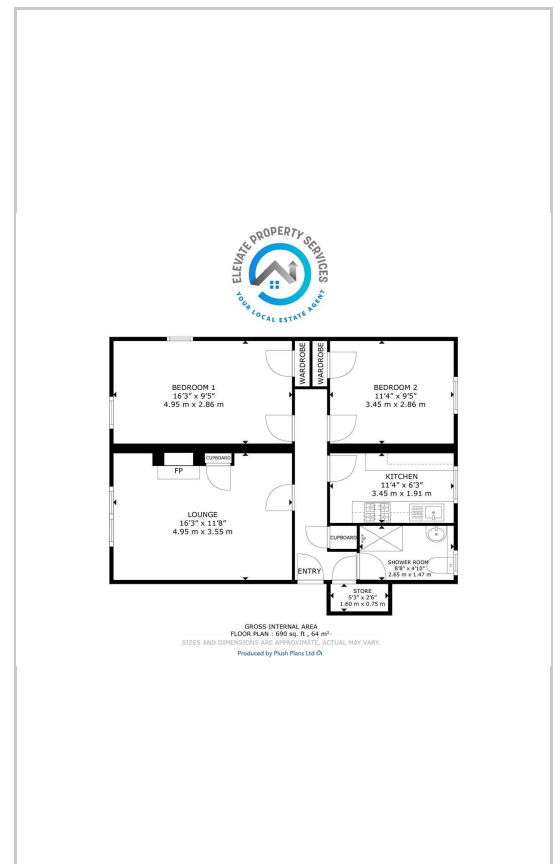
Any areas, measurements or distances quoted are approximate and floorplans are only for illustration purposes and are not to scale.

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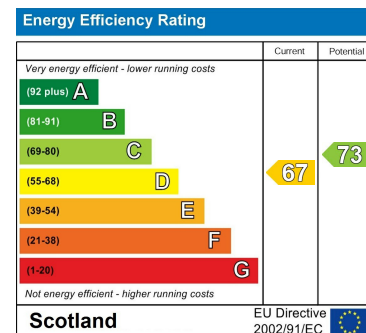
## Area Map



## 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.

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