



We are pleased to present to market a lower cottage two bedroom flat with front and back garden in a highly sought after residential area within easy walking distance to Dalmuir Train Station and Dalmuir Golf Club. This property is ideal for first time buyers.

44 Lilac Avenue, Clydebank G81 4NX

Offers Over: £105,000

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The property benefits from gas central heating and double glazing.

Early viewing is highly recommended for this property.

ENTRY

Via a front door with direct access to the front garden at street level.

LOUNGE Approx 11'10" x 14'10" The lounge is to the front of the property overlooking the front garden via a large window offering plenty of light throughout. The living room has power points throughout and also benefits from a fireplace. Double glazed window with vertical blinds. Radiator. Power Points. Phone socket.

KITCHEN Approx 9'4" x 7'4" Good sized kitchen with ample wall and floor mounted units. Stainless steel sink. Integrated microwave. Vinyl flooring. Large walk-in cupboard. Cupboard housing boiler. Power Points. Double glazed window unit with Vertical blinds overlooking rear of property.

BEDROOM 1 Approx 12'9" x 9'10" Is to the front of the property overlooking the front garden. Is a spacious double room offering plenty of storage space which includes a built-in cupboard. Radiator. Power Points.

BEDROOM 2 Approx 12'9" x 11'1" Faces the rear of the property. Similarly bedroom 2 is a large double room offering built-in wardrobe. Benefits from double glazed window offering plenty of light. Vertical blind. Radiator. Power Points.

BATHROOM Approx 6'10" x 7'3" The bathroom contains a three-piece suite consisting of a toilet, wash-hand basin, and a shower over the bath. Partially tiled. Radiator.

GARDENS The property benefits from lawns located at the front and rear.

VIEWING

Contact BestMove Estate Agency (Blair & Bryden) on 01475 558420 (press option 2).

The agent has not tested any apparatus, equipment, fixture or services and cannot verify that they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the tenure of the property. The prospective purchasers are advised to obtain verification from their Solicitor or Surveyor.

The above particulars whilst carefully prepared are not warranted and do not form part of any contract of sale. Interested parties should have their own solicitor note their interest with the selling agents in order that they may be informed if a closing date is set for the receipt of offers. The sellers do not bind themselves to accept the highest or any offer.